



November 30, 2012

Megan Quinn  
U.S. Environmental Protection Agency  
Office of Brownfields and Land Revitalization (MC 5105-T)  
1200 Pennsylvania Avenue, NW  
Washington, DC 20460

**RE: Brownfields Area-Wide Planning Grant**

The Philadelphia City Planning Commission (PCPC) respectfully submits this application for the 2012 Brownfields Area-Wide Planning Program (CFDA No. 66.814).

Gary J. Gostack  
Executive Director

Alan Greenberger, J.A.A.  
Chair

Joseph S. Smith  
Vice Chair

Patricia Duggan  
Robert F. Long  
Robert Lee, Esq.  
Elizabeth K. Miller  
K. John Neagle  
David H. Papp, MBA  
Anthony Sapp, JD, LL.M., J.A.A., ABPP

**1. Applicant Information:**

Philadelphia City Planning Commission  
One Parkway Building  
1515 Arch Street, 13th Floor  
Philadelphia, PA 19102  
phone: 215-683-4615  
fax: 215-683-4630  
[www.phila.gov/cityplanning](http://www.phila.gov/cityplanning)

**2. Applicant DUNS Number: 601316321**

**3. EPA Cooperative Agreement funding amount request: \$200,000**

**4. Project Area Location and Description:**

The project area lies in the City of Philadelphia's lower northeast section along two intersecting water bodies, the Frankford Creek and the Delaware River. The study area includes the lower, channelized portion of the Frankford Creek and extends northward along the Delaware River to the sewerized outfall of the historic Frankford Creek. The area comprises sections of the Bridesburg, Frankford, Port Richmond, and Juniata Park neighborhoods, coterminous with the following census tracts: 183, 184, 190, 293, 294, 379, 380, and 382. The project area has a population of 30,469, which represents two percent of the City's total population of 1,526,006 (2010 Census).

Catalyst sites within the project area include two former manufacturing sites on the Delaware River waterfront—Philadelphia Coke and Rohm and Haas—and the former Edgewater Dyeing and Finishing textile factory on the Frankford Creek. Together, the Rohm and Haas and Philadelphia Coke sites comprise 126 acres of riverfront brownfield land. Further northwest in the study area, adjacent to the Frankford Creek, exist smaller brownfield parcels which once housed various mills and textile processing facilities. One, the former site of Edgewater Dyeing and Finishing, presents a unique opportunity for creek side redevelopment in Frankford.

Since the early 19th century, the project area served as the epicenter of Philadelphia's chemical manufacturing industry with public and private chemical manufacturing beginning in 1819 and continuing to this day. Within one mile of the Rohm and Haas site, there are: 11 sites monitored under the Air Facilities Subsystem, ten sites on the Toxic Release Inventory, 65 sites operating under the Resource Conservation and Recovery Act, nine water dischargers, one brownfield site under ACRES, and two sites administered under the TSCA.

One Parkway Building  
1515 Arch St.  
13th Floor  
Philadelphia, PA 19102

Phone: 215-683-4615  
Fax: 215-683-4630

[www.phila.gov/cityplanning](http://www.phila.gov/cityplanning)

**5. Project Contacts:**

*Project Director:*  
Ian Litwin, LEED-AP  
t: (215) 683-4609  
e: Ian.Litwin@phila.gov

*Chief Executive:*  
Gary Jastrzab  
t: (215) 683-4602  
e: Gary.Jastrzab@phila.gov

**6. Date Submitted:** Submitted via [www.grants.gov](http://www.grants.gov) on November 30, 2012

**7. Project Period:** 24 months - May 2013 to May 2015.

**8. Project Summary:**

The City of Philadelphia (the City) is seeking grant funding to conduct an area-wide planning study to guide the reactivation of several parcels of brownfield land adjacent to the Frankford Creek and Delaware River in the Bridesburg and Frankford neighborhoods. Due to the legacy of accumulated environmental hazards in the study area, the City will seek to balance the objectives of social equity, environmental protection, and economic vitality in the project area as a whole and on each individual catalyst site. In addition, the City will emphasize redevelopment that offers transportation choice and improves frayed ecological systems.

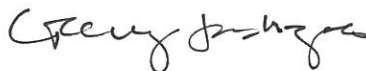
Using grant funds and in-kind donations from multiple City departments, the Philadelphia City Planning Commission (PCPC) will conduct a collaborative planning process to distribute the benefits of employment access and green space equitably across the project area. Our proposed planning process promotes transparency of private and public needs while encouraging dialogue between citizens, government, non-profits, and the private sector.

Over the past decade, the City and the Federal Government has invested over \$750 million in multi-modal transportation improvements within and adjacent to the project area. As a basis for the area-wide plan, our consultant team will use these proposed and in-progress transportation improvements along with an environmental conditions analysis, an urban land market analysis, and an analysis of public health to develop a mutually beneficial vision for the project area. Specifically, the plan will include a matrix for decision making to guide redevelopment of the catalyst sites, a toolkit to guide implementation, and strategies to build the capacity of the Delaware River City Corporation, the non-profit organization responsible for building, promoting, and maintaining the North Delaware Greenway, a component of the East Coast Greenway.

PCPC will manage the area-wide planning process. The PCPC is authorized by the City's charter to maintain a comprehensive plan and regulate and direct land uses within the City. The PCPC is engaged in the first citywide comprehensive plan in nearly 50 years, *Philadelphia2035*. *Philadelphia2035* consists of the *Citywide Vision* and a series of 18 district plans. The recently adopted *Lower Northeast District Plan*, encompassing sections of our project area, focused on the revitalization of the Frankford neighborhood through the development of the Frankford Creek Greenway complete with park space and recreational trails complemented by live/work housing in new and rehabilitated formerly industrial buildings, such as the Edgewater Dyeing and Finishing buildings.

On behalf of the City of Philadelphia, the PCPC is pleased to submit to the Environmental Protection Agency our proposal for "Improving the Confluence: Planning for Brownfields in the Lower Frankford Creek Watershed."

Respectfully,



Gary J. Jastrzab  
Executive Director

# Improving the Confluence: Planning for Brownfields in the Lower Frankford Creek Watershed

## Project Narrative

### 1. Community Need

#### 1.i Economic Concerns

The project area consists of eight Census tracts within the lower Frankford Creek watershed in Philadelphia. The project area includes the neighborhood of Bridesburg and portions of Frankford, Port Richmond, and Juniata Park. Beginning in the early 19th century, the communities of Port Richmond, Bridesburg, and Frankford evolved as manufacturing centers. Access to both the Frankford Creek and the Delaware River offered manufacturers ample water for power and waste disposal. For the latter half of the 19th century, manufacturers with noxious processes such as chemical manufacturers, electrical power producers, coke manufacturers, textile dye works, and tanneries flocked to the banks of the Frankford Creek and Delaware River. The character of the area's early industrialization attracted similar industries creating a trajectory of industrial growth followed by decline which left an unfortunate legacy of contamination and brownfield land.

Throughout the 20th century, nearly all land uses and ecological systems, including the Frankford Creek itself, were subordinated to the needs of private industry. Routine flooding compelled the City and the Army Corps of Engineers to reroute the creek south in a concrete culvert in the late 1940s. The old valley of Frankford Creek was sewerized and filled.

Economic growth continued into the late 1960s when both local and global economic conditions forced a decline in Philadelphia's industrial base. While the City had almost 50 percent of the employment in the eight-county SMSA in 1970, by 1986 this share had shrunk to 35 percent.<sup>1</sup> This constriction of the industrial sector was felt acutely in our project area. Once employing 22,000 during World War II, the Frankford Arsenal was decommissioned in 1977. In 1982, after pioneering environmental justice advocacy by Bridesburg residents, the Philadelphia Coke Company closed its Bridesburg operation. In 2009, Dow Chemical purchased Rohm and Haas and opted the next year to discontinue the manufacture of ion exchange resins and herbicides at their Bridesburg facility. Within our project area, the unemployment rate is now 17.6 percent—double the national average—and the poverty rate is almost triple the national average. Across Philadelphia, a half-century of population loss created nearly 15,800 parcels of vacant land, 27,000 vacant structures, and a diminished tax base with which to deal with environmental hazards.<sup>2</sup>

Within the project area, demographic characteristics vary considerably. Bridesburg is a predominantly white, working class enclave. Interstate 95, the Betsy Ross Bridge, large industrial operations, and the Frankford Creek make Bridesburg a relatively isolated neighborhood within the City. Juniata Park is a largely Latino community more in line with neighborhoods to its south and west. Within the study area, Juniata Park contains the newest housing stock. Despite this, it has a higher percentage of rental housing and transience than the other neighborhoods. Frankford, one of the most historic neighborhoods in Philadelphia contains a unique mix of housing and industry with a struggling commercial corridor under the Market-Frankford El. Over time, Frankford has become a racially integrated neighborhood with high unemployment, poverty, and crime.

Within census tracts 183 and 184 (corresponding with Bridesburg), whites comprise over 90 percent of the population. In Census tracts further northwest in the project area, (190, 293, and 294 - corresponding with Juniata Park and Frankford) percentages of Latinos and African Americans are between 70 and 85 percent. Nearly fifty percent of the population in tract 190 (Juniata Park) identify as Latino. In tracts 183 and 184, the ratio of owner-occupied housing to renter-occupied housing is roughly 5.5 and 5.4 respectively. By contrast, these same ratios in tracts 190, 293, and 294 are between 0.7 and 1.9, suggesting higher mobility and transience in Juniata Park and Frankford. These three tracts also have lower percentages of their populations attaining a high school diploma than the citywide average.

**Figure 1. Key Socio-Economic indicators in Project Area (Source: U.S. Census, 2010, SF1.)**

	Project Area	City of Philadelphia	Pennsylvania	United States
Population	30,469	1,526,006	12,702,379	308,745,538
Unemployment	17.6%	12.6%	7.3%	8.2%
Poverty Rate	44.9%	25.1%	12.4%	15.1%
Percent Minority	36.8%	59.0%	18.1%	27.6%
Median Household Income	\$32,656.63	\$36,251.00	\$50,398.00	\$49,445.00

#### 1.ii. Public Health and Environment

Beginning in the 1960s, a high-profile occupational health crisis centering on Rohm and Haas' Bridesburg facility underscored the neighborhood's environmental hazards. Following a localized outbreak of respiratory cancers in workers at a bis(chloromethyl) ether

<sup>1</sup> Judith Goode, *Reshaping Ethnic Relations: Immigrants in a Divided City* (Philadelphia: Temple University Press, 1994, 34).

<sup>2</sup> Carolyn Adams, David Bartelt, David Elish, Ira Goldstein, *Restructuring the Philadelphia Region: Metropolitan Divisions and Inequality* (Philadelphia: Temple University Press, 2008)

(BCME) facility called “Building 6” at Bridesburg, an epidemiological study in the *New England Journal of Medicine* suggested that BCME was a lethal carcinogen.<sup>3</sup>

Drexel University researcher Diane Sicotte has observed that the risk of extensive hazard burdening is significantly greater for communities bordering the Delaware River and for communities with more than 3% minority residents, more vacant housing units, and adults without a high school diploma. In her analysis of hazard burdens in 357 towns and 12 planning analysis areas in the nine-county Philadelphia Metropolitan Statistical Area (MSA), Sicotte identified that the Bridesburg-Kensington-Richmond section of Philadelphia accrued 200 hazard points, the fourth highest in the study area. She also noted that this section had the lowest median household income at \$22,500. In an update to Sicotte’s analysis utilizing 2010 Census data, she found that this group of neighborhoods was burdened with more environmentally hazardous facilities than 95 percent of all communities in the Philadelphia area.<sup>4</sup> The Delaware Valley Regional Planning Commission’s (DVRPC) Degrees of Disadvantage (DOD) metric for assuring programmatic conformance with Title VI of the Civil Rights Act of 1964 and Executive Order 12898 characterizes 5 of the 8 Census tracts in our project area as “highly disadvantaged.”

**Figure 2. River Wards Health Indicators in Exceedance of Citywide Percentages**  
(Source: Philadelphia Department of Public Health (PDPH), PA Health Management Corporation (PWMC))

Health Indicators	Source*	Citywide	River Wards
Adult smoking prevalence	PHMC	25.2%	<b>39.2%</b>
Adult obesity prevalence	PHMC	32.2%	<b>38.1%</b>
Hypertension prevalence	PHMC	35.9%	<b>37.5%</b>
Adult uninsurance prevalence	PHMC	13.4%	<b>28.7%</b>
Adults forgoing needed care	PHMC	14%	<b>20%</b>
Ever had asthma	PDPH	16.3%	<b>19%</b>
Fair or poor health	PDPH	22.8%	<b>32.6%</b>

The project area is largely deficient in access to open space and healthy food options. Unlike many other watersheds within Philadelphia, land adjacent to the Frankford Creek was not preserved as parkland. Census tracts 183 and 184, encompassing the entire Bridesburg neighborhood, are characterized by the USDA as food deserts. 100 percent of the population in tract 184 and 63 percent of the population in tract 183 lives more than one mile from a supermarket or large grocery store. The Philadelphia Department of Public Health (PDHD) confirms that a higher percentage of residents in the project area than those citywide must travel outside their neighborhood to access a supermarket.<sup>5</sup>

The legacy of a highly industrialized and polluted built environment has had deleterious impacts on public health in the project area. In the River Wards—roughly half our project area—Philadelphians exhibit higher rates of adult obesity, hypertension, asthma, generally poorer health and less access to affordable healthcare. PennPraxis, the clinical arm of the University of Pennsylvania’s School of Design, determined the project area to have high amounts of airborne toxins, according to the EPA. The entire project area is noted to have the least tree canopy, least access to parks, and the lowest third medium income in the city making it a high priority area for the development of greenspace.<sup>6</sup>

In the early 2000s, City agencies, nonprofits, and citizens began to refocus on the north Delaware River waterfront, studying the possibility of large-scale residential development of many brownfield parcels. In Bridesburg, the Philadelphia Coke site was slated for residential redevelopment along with public green space and trails. The recent economic recession halted these plans. The failure of private residential developers to revive these parcels is but one factor limiting the City’s access to assessment and remediation capital. The sheer size and complexity of these sites and their considerable environmental liabilities has hampered redevelopment. Changes in corporate ownership of the sites has frustrated negotiations.

This brownfield planning grant opportunity comes at a fortuitous time when investment in the district is mounting. As new transportation investments are made in and around the project area, including bike and pedestrian trails that can contribute positively to the health and wellbeing of local residents, the City must maintain improving public health, environmental conditions, and public access to the

<sup>3</sup> In 1986 Rohm and Haas offered a \$25 million settlement to 22 plaintiffs and 50 other employees’ families who had worked in Building 6.

<sup>4</sup> Diane Sicotte, “Some more polluted than others: unequal cumulative industrial hazard burdens in the Philadelphia MSA, USA” *Local Environment* 15: 8, 761-774; Support Letter to City of Philadelphia, Nov. 20, 2012.

<sup>5</sup> Philadelphia Department of Public Health, “Philadelphia Adult (18+) Chronic Disease Indicators by Planning District,” 2010 <[http://www.phila.gov/health/pdfs/Philadelphia\\_obesity%20and%20chronic%20disease%20health%20indicators\\_2010.pdf](http://www.phila.gov/health/pdfs/Philadelphia_obesity%20and%20chronic%20disease%20health%20indicators_2010.pdf)> <Accessed November 24, 2012>

<sup>6</sup> Penn Praxis and Philadelphia Parks & Recreation, “Green 2015: An Action Plan for the First 500 Acres,” 40, 49.



riverfront as guiding principles. This grant will start a vigorous public engagement campaign in the Port Richmond, Bridesburg and Frankford neighborhoods and enable the project team prioritize social, economic development, and open space needs of residents. In turn, the process will develop a replicable land development matrix that effectively balances equity, environment, and economics on a parcel-by-parcel level. While physical outcomes are important, the process ideally will create new citizen networks, build social capital, and engender confidence in the public's ability to improve their built environment.

### **1.iii. Effects of Brownfield Sites within the Project Area**

Beginning in the late 1980s, Rohm and Haas became aware of migration of chemicals, chemical feedstocks, and byproducts via groundwater into the surrounding neighborhood. In 1987, Rohm and Haas began a campaign to capture a groundwater plume tainted with the pesticide DDT and toxics such as chlorobenzene, ethylbenzene and 1,2-dichloroethane which had migrated beneath residences along Bridge Street. According to EPA records, this plume and is currently receding.<sup>7</sup> Since the demolition and remediation of the Philadelphia Coke site in the early 1980s, residents have seen development proposals come and go, leading to a generalized fatigue with large-scale redevelopment schemes. , many industrial properties remains vacant—attracting vandalism, short dumping, and other illicit activity. Due to the presence of these brownfield sites, Bridesburg is largely seen as an ailing industrial district content with any kind of development. In 2005, amidst withering neighborhood criticism, the Philadelphia Gas Works tabled their plan to place a Liquid Natural Gas (LNG) storage facility in Bridesburg. As frustrated Bridesburg resident Mike Rapko put it “My whole take on this is it is another blow to the punching bag that Bridesburg has become. We have Sunoco to the right, Rohm and Haas to the left, I-95 to the back and now this...enough is enough. When are we going to have some fresh air to breath?”<sup>8</sup>

## **2. Brownfields Area-Wide Planning Project Description**

The City with its partners, including the Commonwealth of Pennsylvania, are bringing considerable motorized and non-motorized infrastructure investments in the lower Frankford Creek watershed—in turn creating new connections between our catalyst parcels and their adjacent assets.

If successful in securing the grant, the results of *Improving the Confluence: Planning for Brownfields in the Lower Frankford Watershed* will communicate the need to redevelop the project area in a way that equitably distributes economic, social, and ecological benefits. The plan will distill the resulting community vision into a concrete set of principles present in all stages of the land development process.

The project sees the environmental legacy of historic growth as a legacy cost—thus we envision a frank and open dialogue between property owners, citizens, government, and community stakeholders. Through a transparent process, a community-led vision for healthier, more productive community will emerge.

The project has four overarching goals:

- Analyze environmental constraints, market conditions, and community preference to prioritize development strategies for the three catalyst sites;
- Analyze and forecast the impact integrated motorized and non-motorized transportation networks will have on the catalyst sites' development trajectory;
- Develop a robust “sustainable parcel” model of development—one that reduces environmental burdens, supports economic growth, and enhances local health and well-being while restoring ecosystems damaged by industrial processes; and
- Build the capacity of the Delaware River City Corporation and other community groups.

### **2.i. Catalyst Sites**

The City has selected three sites where redevelopment will encourage wider economic and environmental activity in the project area:

#### **a.) Philadelphia Coke Co., Inc. (4501 Richmond St., Philadelphia PA 19137)**

This 63-acre riverside site is located along Richmond Avenue, the main thoroughfare in Bridesburg, and descends to the Delaware River where there are two dilapidated piers once used to convey raw coal and coke to barges. Between 1930 and 1982 the site was used for the production of coke for domestic heating use. Coke is produced by the distillation of coal in large furnaces or ovens which produces volatile hydrocarbons. The site is currently owned by National Grid, plc. It is adjacent to 9.4 acres owned by the Philadelphia Industrial Development Corporation (PIDC).

Following a series of community legal challenges to the facility's lack of EPA-mandated air quality devices, the facility was shuttered in 1982. Subsequently, all structures on site were demolished and a portion of the site was remediated according to the Resource Conservation and Recovery Act. The Pennsylvania Department of Environmental Protection (PADEP) considered the property closed in 1998 and designated the site as a Brownfield Action Team (BAT) site.

---

<sup>7</sup> Environmental Protection Agency, Documentation of Environmental Indicator Determination for PAD077883346, Interim Final Report, 5 February 1999 <[http://www.epa.gov/reg3wcmd/ca/pa/hhp/hh\\_pad077883346.pdf](http://www.epa.gov/reg3wcmd/ca/pa/hhp/hh_pad077883346.pdf)> <Accessed 25 November 2012>

<sup>8</sup> Regina Medina, “PGW's storage plan opposed, Bridesburg residents say no to LNG,” *Philadelphia Inquirer*, 8 September 2005.

Because of its size and proximity to the river, the Philadelphia Coke parcel has been one of the most studied and analyzed brownfield sites in the City. Early proposals envisioned the site as favorable for mixed-use residential development. In 2001, the landscape architecture firm Field Operations, working with the Philadelphia City Planning Commission, proposed 970 new residential units. To facilitate this development, the parcel was rezoned for mixed use, residential development (RMX-2). Subsequent developers proposed 1141 condominium units in 18 multistory buildings. The rest of the site would be filled by mixed-use buildings with first floor retail and large and small townhomes of various configurations. Areas near the floodplain were reserved for a greenway. The collapse of the residential market in 2008 halted these plans. The site has now been vacant for 30 years. This project will analyze whether remediation efforts on the site will support timely and cost-effective residential, commercial, and/or light industrial uses. Also, our study will determine if the current zoning is in alignment with market conditions and neighborhood need.

Despite development setbacks, community interest in bringing this land into more productive use has continued undiminished. A series of new surrounding investments will prime this site for redevelopment:

- 1.) The completion of the **Delaware Avenue Extension** in 2013-14 will bring a 32' roadway from Lewis Street to Orthodox Street--directly to the southern boundary of the site. As a part of this project, an 8'-12' bicycle/pedestrian sidepath will be constructed adjacent to the roadway. This sidepath will link up to the **Port Richmond Trail**, creating a dedicated pedestrian/bicycle travel way between Allegheny Avenue and Orthodox Street. This will link the site to truck and vehicle access routes to I-95 Philadelphia Industrial Development Corporation's (PIDC) Lower and Upper Delaware River Industrial Districts.
- 2.) The proposed reconstruction of the **I-95 / Betsy Ross Bridge Interchange** will simplify and streamline exchanges between the Betsy Ross Bridge, Aramingo Avenue, and I-95 while creating new ramp access to Orthodox Street. Additionally, this reconstruction will create opportunities to bring the Frankford Creek Greenway through this complicated automobile-oriented environment. Truck travel through residential sections of the project area will be reduced by the interchange improvements. Improvements will also better connect the parcel to PIDC's Aramingo Industrial District.
- 3.) Just across the inlet of the Old Frankford Creek, on the northern half of the Frankford Arsenal site, will be the **Shops at the Arsenal**, a mixed retail/commercial "big box" complex. This commercial development shares a border with the Pennsylvania Fish & Boat Commission recreation property. Another mixed-use recreational trail, the **Kensington & Tacony Trail**, is currently in the design phase and will pass through this property. There will be direct trail connection to the Shops at the Arsenal.
- 4.) The Philadelphia International Airport's **Capacity Enhancement Program (CEP)** proposes to extend runways into the Delaware River, triggering the need to create wetlands in tidal areas in select sites throughout the City. The CEP Final Environmental Impact Statement specifically identified both the Philadelphia Coke and the Rohm and Haas sites as possible wetland sites. Understanding the constraints of the Philadelphia Coke site, the Pennsylvania Environmental Council (PEC) has put forward a *Conceptual Ecological Restoration Plan* for the riverside portion Philadelphia Coke site. This plan includes an extension of the Delaware River Trail, additional greenspace, walking trails, and adaptive reuse of the pier structures to create a protected wetland planting area.

#### **b.) Rohm and Haas (Dow) Site (5000 Richmond St., Philadelphia PA 19137)**

This 63-acre site was actively used for chemical production from the 1840s until 2010. It is currently owned by Dow Chemical Company, Inc. The area consists of the east and west production areas and the former warehouse property. The area known as the East Production Area is currently vacant—all structures were razed between 1995 and 2012. Corrective action at the former warehouse facility is currently managed by PADEP's Act II program. The East Production Area has been effectively capped. The West Production Area is subject to active groundwater remediation due to a contaminated plume that has migrated beneath several residences on the south side of Bridge Street. This facility primarily produced ion exchange resins and the herbicide *Goal*. According to EPA records, beginning in the mid-1990s, Rohm and Haas installed a well recovery system, a soil vapor extraction system and a 250-foot groundwater recovery trench to capture the contaminated plume. This site is currently zoned Heavy Industrial (I-3).

The Rohm and Haas site is also poised to catalyze development due to the following concurrent improvements:

- 1.) The adjacency of the **Shops at the Arsenal** will place new pressures on the site to support non-industrial uses as well as new ways to access the Arsenal site.
- 2.) The *North Delaware Greenway Gaps Feasibility Study* notes the area between the inlet at Old Frankford Creek to Orthodox Street as a crucial gap in the north Delaware River Trail. This study identifies the grouping of the Rohm and Haas, Philadelphia Coke, and a smaller private parcel as having a "medium potential" to accommodate future trail use.
- 3.) In the aforementioned Philadelphia International Airport CEP Draft Environmental Impact Statement, the riparian edge of the Rohm and Haas site has been identified as a possible wetland mitigation site.

4.) Since the early 1980s, the City of Philadelphia Streets Department has envisioned a planned **Phase II of the Delaware Avenue Extension** beginning at Orthodox Street and ending at Bridge Street. Following the start of construction for Phase I of the extension, Phase II will likely enter conceptual planning.

**c.) Edgewater Dyeing and Finishing Co. Site (4080 Frankford Ave. and 4076 Torresdale Ave., Philadelphia, PA 19124)**

This site, totaling, 1.6 acres is on the western bank of the Frankford Creek between Torresdale Avenue and Worrell St. It is currently owned by Frankford-Torresdale Inc. It was once home to the Edgewater Dyeing and Finishing Company which applied dyestuffs to a variety of fabrics. It is unclear when this activity was discontinued as the site has not been subject to historical or physical assessments or environmental corrective actions. Presently, there is a four-story reinforced concrete factory structure and a one-story warehouse structure on the site. It appears that these structures existed on the site prior to 1929. Textile dyeing is a chemically intensive process which wrought a severe environmental toll on the Frankford Creek. Concerned citizens noted in the 1930s that the waters of the Frankford Creek were “purple and perfumed”—and not in a pleasing way ([www.Phillyh2o.org](http://www.Phillyh2o.org)). Environmental health researchers have noted the “presence of sulphur, naphthol, vat dyes, nitrates, acetic acid, soaps, chromium compounds and heavy metals like copper, arsenic, lead, cadmium, mercury, nickel, and cobalt” in the effluent from dye works.<sup>9</sup>

A series of proposed investments will prime this site to catalyze development in the immediate region:

1.) As a part of the Philadelphia City Planning Commission’s *Philadelphia2035 Lower Northeast District Plan*, there is a concept for a gateway to Frankford in this area. In this scheme, the buildings on the Edgewater site would be undergo adaptive reuse and redevelopment and include sustainable features. The site just north of Worrell Street would be completely greened, creating a strong connection to Womrath Park. To facilitate the adaptive reuse of industrial structures like Edgewater, the district plan recommends rezoning of parcels along Frankford Creek from a highly intensive medium industrial (I-2) zone to industrial-residential mixed-use (IRMX). Just down Torresdale Avenue, the **Globe Dye Works** has been successfully converted into artist live/work space in a similar fashion.

([http://phila2035.org/wp-content/uploads/2012/11/LNE%20DP%20Full\\_Final%20%282%29.pdf](http://phila2035.org/wp-content/uploads/2012/11/LNE%20DP%20Full_Final%20%282%29.pdf))

2.) The **Frankford Creek Greenway Feasibility Study** will analyze property ownership, land uses, and environmental areas of concern along the Frankford Creek to recommend a proposed creek-adjacent trail right-of-way. This study is expected to be completed by February 2014. This will overlap with phase 1 of the BF AWP process, but will be completed before phase 2 begins. We hope that the outcomes of the feasibility study will inform our recommendations for adaptive reuse strategies and usage of the Edgewater site.

3.) The Philadelphia Water Department has just completed the reconstruction of **Womrath Park** to better serve as a site for the detainment and infiltration of stormwater. A series of rain gardens have been constructed. Any redevelopment of the Edgewater site should strive to rebuild the riparian buffer to control non-point source pollution from entering the already impaired Frankford Creek.

**2.ii. Project Tasks, Narrative Description, Budget**

The selected consultant team will have strong competencies in environmental engineering and experience working with brownfields in Pennsylvania. They will demonstrate an ability to analyze trends in urban land economics, have strong transportation network and community planning experience, and a track record of working in diverse, low-income neighborhoods. They will show expertise in promoting corridor or neighborhood level economic development.

The Philadelphia City Planning Commission (PCPC) will be responsible for selecting and having oversight of the consultant team to ensure they meet all milestones. PCPC will be heavily involved in leading the three public meetings and the other planned consultations and interactions with the local community, for example the quarterly Community Partner Update meetings.

**PHASE 1: Research and Analysis [Months 1-9]**

**1a.) Review Existing Plans and Projects [Months 1-3]**

Consultant(s) will review all existing and proposed plans, meet with project stakeholders, and develop a thorough contextual knowledge of the project area.

**1b.) Environmental Conditions Analysis [Months 3-9]**

Consultant(s) will review and synthesize all available plans, assessments, and state and Federal remediation documentation to develop a land suitability framework. The result will be a statement of environmental constraints on the project area with implications for development options. The consultant will also analyze the overall environmental conditions of the lower Frankford Creek and note any particular adverse impacts these catalyst sites have on environmental quality or habitat.

---

<sup>9</sup> Rita Kant, “Textile dyeing industry an environmental hazard,” *Natural Science*, Vol. 4, No. 1 (2012), 23.

**1c.) Urban Land Market Analysis [Months 3-9]:**

Consultant(s) will analyze existing trends in urban land utilization in the project area while acknowledging the vision and objectives of PIDCs *Industrial Land and Market Study* and PCPC's *Philadelphia2035 Comprehensive Plan*. Consultants(s) will note the locational advantages and disadvantages of the sites and the carrying capacity of the properties to support residential, commercial, port, logistics, or other industrial activities. Consultant(s) will also analyze trends in commercial and residential markets. Lastly, the consultant(s) will identify any institutional, policy, or zoning barriers to development.

**1d.) Public Health / Built Environment Analysis [Months 3-9]:**

Consultant will engage a public health expert to identify correlations between built environment conditions and project-wide deficiencies in public health. The health expert will address issues of walkability, food access, open space availability, air quality, and urban heat island effects, and will track community perceptions of their built environment.

**PM1) Public Meeting 1:**

The consultant team and PCPC staff will prepare and present the findings of Research and Analysis phase. In the first step in designing a **Site Development Decision Making Matrix**, community members and key project stakeholders will be briefed on site, market and public health conditions. Through community mapping, small group facilitated discussions, and budgeting scenarios, community members will form and present catalyst site development scenarios.

**PHASE 2: Visioning and Planning [Months 9-18]****2a.) Defining the Transportation Framework [Months 9-15]:**

Consultant(s) will analyze the impacts of the emerging transportation infrastructure improvements in and around the project area. This analysis will be synchronized with both the market and public health analyses to determine how catalyst site development can best capitalize on these new transportation investments.

**2b.) Defining the Open Space Framework [Months 9-15]:**

Consultant(s) will analyze existing and planned open space conditions. Community needs, floodplain protection, protection of critical habitat, tree canopy cover, environmental site conditions, and public health indicators will factor into open space and community riverfront access recommendations.

**2c.) Produce Site Development Decision Making Matrix [Months 13-18]:**

The consultant(s) will produce a decision-making matrix which ranks site development scenarios according to land capacity, market conditions, transportation connections, community interests, and public health impacts. This matrix will be crucial in implementing the “sustainable parcel” development approach.

**2d.) Produce Community Toolkit [Months 13-18]:**

To assure the site development balance required in the “sustainable parcel” approach, consultants will produce a toolkit to enable the community vision to remain active and present in further site development phases. This toolkit will include specific strategies and approaches which can be replicated in other development contexts.

**2e.) Produce Recommendations to Enhance DRCC Capacity [Months 13-18]:**

Consultant(s) will produce recommendations to enhance the capacity of the non-profit Delaware River City Corporation, a significant change-agent bringing open space and trails to the North Delaware River.

**PM 2) Public Meeting 2 [Month 18]:**

Based on outcomes of the decision making matrix, the consultant(s) will produce schematics and renderings of several site development schemes which achieve the “sustainable parcel” balance. These scenarios will be presented to the public for comment. A website or feedback via text message will help capture community reactions to these schemes. Also, the toolkit and capacity enhancement recommendations will be presented.

**PHASE 3: Final Plan [Months 19-24]**

**3a - 3b.) Plan Finalization and Reveal [Months 19-24]:** Feedback from Public Meeting 2 will drive revisions to the plan and inform the implementation strategy. The plan will be posted online and printed for distribution with a targeted outreach strategy including social media.

**PM 3) Public Meeting 3 [Months 21-24]:**

*Improving the Confluence: Planning for Brownfields in the Lower Frankford Watershed* will be presented to the public. The draft implementation section of the plan will be presented, including implementing partners, funding sources, policy and zoning change scenarios, and business attraction strategies. A draft plan will be presented at the Third Public Meeting so that feedback can be incorporated into the final plan. The final plan will then be presented to the Planning Commission for adoption and communicated as per the media outreach strategy.

**Figure 3. Proposed Budget**

Timeline	Months 1-3	Months 3-9	Month 9	Months 9-15	Month 13-18	Month 18	Month 19-24	Month 24	
Tasks	1a	1b, 1c, 1d	PM 1	2a, 2b	2c, 2d, 2e	PM 2	3a, 3b	PM 3	
Task Descriptions	Existing Conditions	Analysis	Public Meeting	Planning Frameworks	Matrix and Toolkit	Public Meeting	Finalize Plan	Public Meeting	TOTAL
Personnel	\$2,500	\$7,500	\$2,500	\$5,000	\$7,500	\$2,500	\$5,000	\$2,500	<b>\$35,000</b>
Fringe Benefits	\$825	\$2,475	\$825	\$1,650	\$2,475	\$825	\$1,650	\$825	<b>\$11,550</b>
Travel	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	<b>\$400</b>
Contractual	\$6,000	\$39,000	\$3,000	\$25,000	\$31,250	\$3,000	\$18,750	\$4,000	<b>\$130,000</b>
Supplies (incl. printing)	\$0	\$0	\$1,000	\$0	\$0	\$1,000	\$0	\$10,050	<b>\$12,050</b>
Other: Translation services for public meetings	\$0	\$0	\$1,000	\$0	\$0	\$1,000	\$0	\$1,000	<b>\$3,000</b>
Other: Meeting Location Rental	\$0	\$0	\$1,000	\$0	\$0	\$1,000	\$0	\$1,000	<b>\$3,000</b>
Other: Digital Outreach (web and media)	\$1,000	\$1,000	\$0	\$1,000	\$1,000	\$0	\$1,000	\$0	<b>\$5,000</b>
<b>TOTAL EPA FUNDS</b>	<b>\$10,375</b>	<b>\$50,025</b>	<b>\$9,375</b>	<b>\$32,700</b>	<b>\$42,275</b>	<b>\$9,375</b>	<b>\$26,450</b>	<b>\$19,425</b>	<b>\$200,000</b>

### 2.iii.Consistency with Community Planning Efforts

*Improving the Confluence* helps to fulfill several goals of *Philadelphia2035*, Philadelphia's Comprehensive Plan (see section 3.i and 5.ii). Developed by the Philadelphia City Planning Commission, *Philadelphia2035* is a two-phase process consisting of a *Citywide Vision* and a series of 18 district plans. The *Citywide Vision*, developed with widespread civic engagement, was adopted in June 2011. *Improving the Confluence* will advance multiple objectives of the *Citywide Vision*, including:

- **2.2.2:** Reposition former industrial sites for new users.
- **6.1.1a:** Construct the waterfront trail as described in the North Delaware Riverfront Plan (2001) and the Central Delaware Master Plan (2011).
- **6.1.1f:** Coordinate efforts to provide trail access and improve waterway conditions along the Tacony-Frankford Creek.
- **6.1.2:** Create a trail corridor network that connects parks, neighborhoods, and trails citywide.
- **7.2.2:** Restore and create urban stream banks and tidal wetlands along watersheds.

As stated previously, *Improving the Confluence* will also achieve several goals of the *North Delaware Greenway Feasibility Study*. In addition, Philadelphia Parks & Recreation's *Green2015* master plan to more equitably distribute open space throughout the city identifies the entire project area as lacking in a green built environment to support healthy lifestyles. In particular *Green2015* identifies the Philadelphia Coke site as a high priority site for greening.

In addition the City recently adopted *Lower Northeast District Plan*, encompassing sections of our project area, focused on the revitalization of the Frankford neighborhood through the development of the Frankford Creek Greenway complete with park space and recreational trails complemented by live/work housing in new and rehabilitated, formerly industrial buildings, such as the Edgewater Dyeing and Finishing buildings. This process involved extensive community engagement through both traditional and digital methods.

The project will complement these existing planning efforts by supporting the ongoing revitalization of this area and by closing a gap in existing planning efforts by analyzing the catalyst sites' potential for productive use in consultation with the community. The role of local government will be significant in the implementation of the final plan: PCPC will adopt and lead the implementation of the plan, working with community partners and other city and state agencies.

## 2.iv. Outputs and Outcomes

The work products resulting from this project will bolster the existing investment in the project area. PCPC staff will track the related information in a performance measurements database. Every 3 months, staff will produce reports that will be used by the Project Team to understand project progress and to adjust next steps as appropriate.

**Figure 4. Outcomes and Outputs Matrix**

Outcomes	Outputs	Measurement
Prioritize the 3 catalyst sites for development. Criteria shall include: environmental conditions, sustainability, economic development (urban land market analysis) and transportation considerations.	Consultant(s) will analyze existing and new data. This data will be used to develop a <b>Site Development Decision Making Matrix</b> .	The <b>Site Development Decision Making Matrix</b> is produced in Phase 2 (months 13-18) and will be updated as needed. The matrix will be used by the Project Team and the community to inform next steps for the catalyst sites.
Community members, developers, and city planning professionals understand the opportunities for the integrated transportation open space network.	Impact analysis maps are developed. The information must be understandable to both professionals and the community.	The maps and associated graphics will be produced in Phase 2 (months 9-18) and communicated to key stakeholders.
Build capacity of the local community and non-profits and improve their perception of the potential of brownfields, local development, and existing constraints.	Ensure participation via: - 3 Public Meetings - 12 Project Team meetings. - Quarterly presentations to the DRCC Board and Community Groups.	- Track number of attendees. - Circulate meeting minutes. - Develop a survey to capture community understanding of the issues.
Achieve the “sustainable parcel” approach supported by the City, business community, local neighborhood organizations, and appropriate public policy organizations and politicians.	Project Team includes representatives from each of these groups (business and development community, neighborhood organizations, and relevant public entities). - Team meets on a bi-monthly basis. - Planning Commission staff will present quarterly status reports to various stakeholders.	- Develop a <b>Community Toolkit</b> which will facilitate vital dialogue between all stakeholders and propose strategies to assure that the community vision is incorporated in site redevelopment - Circulate and communicate meeting minutes for all stakeholder meetings.
<b>Identify financial resources</b> (includes funding plan with federal, state and local sources cited) required to execute the area-wide plan.	Consultant(s) will document viable financial resources for implementation as part of the project report.	Information is included in the final report by the end of the 24-month planning period.
Develop an area-wide plan that reflects the needs of the community	Consultant(s) develops a final report and a <b>Community Toolkit</b> to enable citizens to remain engaged in the implementation process. Consultant(s) assimilate the information garnered from the project team meetings, the community feedback, and all supporting materials.	The <b>Community Toolkit</b> and the <b>Final Report</b> are produced at the end of the 24 months and made available via organized media outreach to the community.

## 3. Community Engagement and Partnerships

### 3.i. Project Area Planning and Revitalization Effort:

Planning for the North Delaware began in 2001 when PCPC and Field Operations completed the *North Delaware Riverfront Plan*. This long-term vision for renewal and redevelopment cast the North Delaware waterfront as Philadelphia’s next great residential neighborhood. Though this vision has not been realized, the plan helped bring interest to the North Delaware Riverfront as a place where recreation and residential redevelopment could be mixed with industry.

Planning for the Greenway portion of this vision continued in 2005 with the *North Delaware River Greenway Master Plan and Cost Benefit Analysis* by Greenways Inc. and Econsult for the newly created Delaware River City Corporation (DRCC). This study was further refined in 2009 with the *North Delaware Greenway Gaps Feasibility Study* which notes the area between the inlet at Old Frankford Creek to Orthodox Street as a crucial gap in the north Delaware River Trail. This study identifies the grouping of the Rohm and Haas, Philadelphia Coke, and a smaller private parcel as having a “medium potential” to accommodate future trail use.

Planning for the future of the Frankford Creek began in 2002 when the adjacent land in Frankford and Juniata Park was certified for redevelopment, which enabled the use of eminent domain for land acquisition. The subsequent redevelopment plan led to the development of the Twins at Powder Mills affordable housing development at E Cayuga and E Wingohocking Streets in 2009. Land within the floodplain was set aside for inclusion in the proposed Frankford Creek Greenway.

In 2007, after a comprehensive public engagement process, the Philadelphia Water Department (PWD) completed the *Frankford Creek Greenway Master Plan*, which set forth a bold, yet achievable vision for a greenway- and trail-lined naturalized creek. This Master Plan included multiple options and cost estimates for the greenway, trail, and naturalization projects.

*Green2015: An Action Plan for the First 500 Acres*, published by the Philadelphia Parks and Recreation (PPR) Department in 2010, determined that the Tacony-Frankford Creek should include public access points, trails, and naturalized buffers from Tacony Creek Park to the Delaware River. *Green2015* identifies the Frankford Creek Greenway study area as the area of the city in highest need of greening, where the combined sewer system overlaps with areas with little to no access to green space. Green space and stormwater management features along the creek could jointly serve as green community space and stormwater mitigation infrastructure.

*Philadelphia2035*, Philadelphia's first comprehensive plan in 50 years, was developed with extensive civic engagement by the Philadelphia City Planning Commission and adopted in June 2011. *Philadelphia2035* is a two-phase process consisting of a *Citywide Vision* and a series of 18 District Plans.

The recently adopted *Lower Northeast District Plan*, including a portion of our project area, focused on the revitalization of the Frankford neighborhood through the development of the Frankford Creek Greenway complete with park space and recreational trails complemented by live/work housing in new and rehabilitated, formerly industrial buildings, such as the Edgewater Dyeing and Finishing buildings.

The steering committee for the *Lower Northeast District Plan* included representatives from six city agencies, eight community groups, three landowners, and two non-profit groups. The planning process included three public meetings with over 180 participants. The Lower Northeast District Plan was the first district plan to utilize Textizen—a system for gathering feedback via text messages—developed in partnership with Code for America. Textizen in the Lower Northeast had over 500 participants. The *Lower Northeast District Plan* was adopted in October 2012. PCPC believes Textizen will also be a helpful tool to use as part of community engagement for the project area.

*Improving the Confluence* will advance multiple recommendations of the *Lower Northeast District Plan* including:

- **LNE 9:** Develop live/work housing in East Frankford and along the Frankford Creek in formerly industrial buildings.
- **LNE 29:** Create a greenway along both sides of the Frankford Creek from Castor Avenue to Torresdale Avenue, complete with a recreational trail, riparian buffer, and stormwater management where space permits.
- **LNE 30:** Conduct a feasibility study for connecting the Frankford Creek greenway and trail from Torresdale Avenue to the Delaware River.

PCPC and PPR have partnered to secure funding through the Delaware Valley Regional Planning Commission's Regional Trails Grant program for a feasibility study of the trail component of the Frankford Creek Greenway. This study is expected to be completed by February 2014. This will overlap with phase 1 of the BF AWP process, but will be completed before phase 2 begins. The City's objectives for the project include the following:

- A trail alignment that connects surrounding neighborhoods and the local trail network (Tacony Creek Trail) to the Frankford Creek and the regional trail network (North Delaware Greenway/East Coast Greenway).
- Alignment alternative analysis and strengths, weaknesses, opportunities, and threats of proposed alignments.
- Conceptual design for the chosen alignment alternative.
- A preliminary acquisition and construction cost estimate for the chosen alternative.

This project is the next logical step in the planning and implementation phase for this part of the Delaware River, providing the analysis necessary to determine the most viable and sustainable options for development of the three catalyst sites that can then support the revitalization of the area and community.



### 3.ii. List of Organizations and Stakeholders:

**Figure 5. Organizations and Stakeholders**

Bridesburg Business Association	<b>Joseph F. Slabinsky</b> e: slabinskifuneral@aol.com p: (215) 744-2700	2, c
Office of Councilwoman Maria D. Quinones-Sanchez	<b>Jennifer Kates</b> e: Jennifer.Kates@phila.gov p: (215) 686-3448	1, a
Office of Councilman Bobby Henon	<b>Courtney Voss</b> e: Courtney.Voss@phila.gov p: (215) 686-3444	1, a
Delaware River City Corporation (DRCC)	<b>Tom Branigan</b> e: tbranigan@gdrcc-phila.org p: (215) 537-8400	1, b
Drexel University Dept. of Culture & Communication	<b>Diane M. Sicotte, Ph.D.</b> - Associate Professor of Sociology e: dms76@drexel.edu p: 215) 895-2264	3, d
Frankford Community Development Corporation (FCDC)	<b>Tracy O'Drain</b> e: tracyodrain.fcdd@gmail.com t: (215) 743-6580	2, b
Mayor's Office of Transportation and Utilities (MOTU)	<b>John Elfrey</b> e: Johh.Elfrey@phila.gov t: (215)686-3448	1, a
Office of Housing and Community Development (OHCD)	<b>Deborah McCollough</b> e:Deborah.McCollough@phila.gov t: (215) 686-9770	1, a
Pennsylvania Department of Conservation and Natural Resources (DCNR)	<b>Carolyn Wallace</b> e: cwallis@pa.gov t: (215) 560-1182	3, a
Philadelphia Commerce Department	<b>James Donaghy</b> e: James.Donaghy@phila.gov t: (215) 683-2017	1, a
Pennsylvania Environmental Council (PEC)	<b>Patrick Starr</b> e:pstarr@pecphila.org t: 215-545-4570	3, b
Philadelphia Department of Parks and Recreation (PPR)	<b>Chris Dougherty</b> e: chris.r.dougherty@phila.gov t: (215)683-0212	1, a
Philadelphia Industrial Development Corp. (PIDC)	<b>Liz Gabor</b> e:egabor@PIDC-PA.org t: (215)496-8142	1, b
Philadelphia Water Department (PWD)	<b>Joanne Dahme</b> e: Joanna.Dahme@phila.gov t: (215-)685-6110	1, a
Tookany/Tacony-Frankford Creek Watershed Partnership (TTF)	<b>Julie Slavet</b> e: Julie@tffwatershed.org t: (215) 844-8100	2, b

1 = Project Team Member | 2 = Community Partner | 3 = Project Supporter  
a = Government | b = Non-profit | c = Community Group | d = University

### 3.iii - iv. Stakeholder Process and Community Outreach in the BF AWP Process:

All of the organizations and stakeholders listed here have been involved in one or more of the planning and revitalization efforts discussed in section 3.i. The structure proposed for this grant will bring them all together for the first time to comprehensively plan for the confluence of the Frankford Creek and the Delaware River. The consultant team for the *Improving the Confluence* will be managed by the PCPC with assistance from an interdisciplinary project team.

Community involvement in brownfields planning will be achieved through a civic engagement process that borrows from PCPC's extensive experience and strong track record in both traditional and digital forms of community outreach.

As shown in the **Project Milestones Schedule**, the planning process will include three public meetings. The consultant team will work with PCPC staff to prepare for and run the community meetings. The community meetings will be interactive with professional facilitation by experienced staff. In the civic engagement process, supporting materials will include Powerpoint presentations, written handouts, maps, and graphics. PCPC staffers are experienced in communicating with the many diverse cultural groups in the City, and will employ translation services to ensure printed materials are accessible to different community members. The PCPC is well versed in community engagement and public outreach methods including cutting-edge digital tools for citizen engagement, most notably Textizen—a system for gathering feedback via text messages—developed in partnership with Code for America. The PCPC will also help build the community capacity through access to the highly effective Citizens Planning Institute which educates and empowers citizens as they learn about the role good planning plays in creating communities of lasting value. Since its launch in November 2010, CPI has graduated 120 Citizen Planners representing hundreds of civic organizations across the city.

At the first public meeting, the findings of the Research and Analysis phase will be presented. Through small group facilitated discussions, mapping exercises, charrette and budgeting scenarios, community members will present their vision for catalyst site development to the planning team. Feedback from this meeting will be used to inform the development of the plan.

At the second public meeting, renderings of several site development schemes which achieve the “sustainable parcel” balance will be presented to the public for comment and feedback. In addition to feedback gathered at the meeting, a website or feedback via text message will help capture community reactions to these schemes. Also, the community toolkit and DRCC capacity enhancement recommendations will be presented. Feedback from this meeting will inform the further development of the plan.

At the third public meeting a draft plan will be presented so that community feedback can be incorporated into the final plan. The final plan will then be presented to the Planning Commission for adoption and communicated as per the media outreach strategy.

The staff of the PCPC will host bi-monthly planning team meetings and make two presentations to the Planning Commission at its monthly public meetings. The first presentation will be at the end of phase I and the second will be at the commencement of the planning process. At this time, the plan will be presented for adoption. In addition, the planning team will present quarterly updates at DRCC board meetings and community group meetings.

#### **4. Community Benefits:**

##### **4. i. How *Improving the Confluence* Will Lead to Community Improvements**

A goal of *Improving the Confluence* is to create a replicable process for assuring sustainable, balanced brownfield site development which meets the social, economic, and open space needs of Philadelphia's residents. This will assure a development matrix that effectively balances equity, environment, and economics on a parcel-by-parcel level: the “**sustainable parcel model.**”

The City, working with the Philadelphia Industrial Development Corporation (PIDC), is in the process of practicing this integrated model with the redevelopment of brownfield land on the lower Schuylkill River adjacent to the National Historic Landmark and Philadelphia Parks & Recreation site Bartram's Garden. PIDC has committed to providing 100' worth of riverfront land for park and trail usage, retaining the rest for prospective tenants. This provision assures public access to the waterfront and provides an amenity to businesses. This is planning holistically for land reuse, public health, and economic development.

*Improving the Confluence* will create a roadmap for strategic investments in the catalyst sites to make them healthy and attractive to prospective developers or tenants. Without this project, the three catalyst sites will continue to blight the community, adversely affect community health and wellbeing, and slow economic development and community revitalization.

When implemented, *Improving the Confluence*, and the City's other revitalization efforts, will lead to a healthier, more economically secure Bridesburg, increased recreation and housing options in Frankford, and a green and sustainable Lower Frankford Creek Watershed. Over the next two decades, the Frankford Creek will be transformed from a blighting influence on its surroundings to a naturalized, park- and trail- lined waterway breathing new life into Frankford and Juniata Park. The North Delaware Waterfront in Bridesburg will be connected to the regional trail network and contain a mix of sustainable industry providing employment opportunities for the residents of Bridesburg, Philadelphia, and the region. Together, these improvements will lead to a healthier ecosystem, healthier economy, and healthier population.

##### **4.ii. How *Improving the Confluence* Will Advance HUD-DOT-EPA Livability Principles**

- **Provide more transportation choices.** *Develop safe, reliable, and economical transportation choices to decrease household transportation costs, reduce our nation's dependence on foreign oil, improve air quality, reduce greenhouse gas emissions, and promote public health.*

City, State, and Federally supported road projects in and adjacent to the project area align with the City's complete streets policy. The Port Richmond Trail and Delaware Avenue Extension are complete streets projects which balance the needs of automobile, truck, bicycle, and pedestrian circulation and include innovative stormwater management features. The proposed Frankford Creek Greenway trail will provide increased transportation mode choice to nearby residents. Through Federal Transportation Enhancement (TE) dollars, the Kensington and Tacony Railroad, an abandoned industrial railroad spur, is being converted for trail and greenway use just north of the catalyst sites.

- **Promote equitable, affordable housing.** *Expand location- and energy-efficient housing choices for people of all ages, incomes, races, and ethnicities to increase mobility and lower the combined cost of housing and transportation.*

Redevelopment of the Edgewater Dyeing and Finishing Co. site in Frankford will provide for location-efficient (one block from a commercial corridor, two blocks from a train station) housing options. The most likely re-use of this site is for affordable (subsidized) housing. Residents could easily live without a car at this site.

- **Enhance economic competitiveness.** *Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers, as well as expanded business access to markets.*

Redevelopment of the Rohm and Haas and Philadelphia Coke sites will bring industry and jobs back to the Bridesburg neighborhood. Adjacency to Interstate 95 and the Tioga Marine Terminal in Port Richmond afford these sites with locational advantages for the logistics, distribution, and green energy industries. In addition, these sites provide ample space on which to provide for increased educational opportunities and access to fresh groceries for the Bridesburg neighborhood.

- **Support existing communities.** *Target federal funding toward existing communities—through strategies like transit oriented, mixed-use development, and land recycling—to increase community revitalization and the efficiency of public works investments and safeguard rural landscapes.*
- **Value communities and neighborhoods.** *Enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods—rural, urban, or suburban.*

PCPC will ensure that *Improving the Confluence* advances mixed-use redevelopment options that provide for each neighborhoods essential needs. Additionally, redevelopment of the catalyst sites will be sensitive to the urban design context and density of the surrounding neighborhoods. This means acknowledging the densities and building forms along Richmond and Bridge Streets in Bridesburg and honoring Frankford's industrial history. The plan will strive to provide design interventions which create lateral linkages through the sites to the Frankford Creek and Delaware River. The built form of any redevelopment projects will have to support dense, intimate connections and larger spaces required modern industrial facilities.

Both Frankford and Bridesburg have multiple transit connections to Center City Philadelphia and the region. Bridesburg has a station on the Trenton Regional Rail Line and Frankford has three stops on the Market-Frankford Elevate Line. These neighborhoods are, by nature, transit-oriented and walkable. Redevelopment of the catalyst sites will further improve walkability and invest in transit-supported locations.

- **Coordinate and leverage federal policies and investment.** *Align federal policies and funding to remove barriers to collaboration, leverage funding, and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy*

Transportation improvements carried out by the City, state, and its institutional partners over the next decade and significant funds are being leveraged to bring together new opportunities to the project area (see section 6. Leveraging). The City's growing trail network is fast approaching the project area from several directions; this project will help "close the gap". In addition to transportation funding, the City is also leveraging federal and state funds for economic development and affordable housing purposes with Community Development Block Grant and HOME funding (see section 6. Leveraging). This project will build on these investments to help revitalize waterfronts, historic neighborhoods, and the local economy.

## 5. Programmatic Capability and Past Performance

### 5.i. EPA Assistance Grants

The City of Philadelphia via the Philadelphia Water Department (PWD) has been the recipient of EPA Assistance Agreements for a number of years (see below). The PWD submits progress reports on a regular basis, complies with all requirements in the grant, and receives the full amount of the award.

While the PCPC does not have any current EPA assistance agreements, PCPC will work closely with the PWD to build our capacity and expertise to ensure that all reporting is done appropriately and in a timely manner.

**Figure 6. EPA Assistance Grants**

Project Title	Description	Assistance No.	Start and End Dates	Award	Receipts
Demonstration Projects Restoring Urban Watersheds: Mill Creek Housing Redevelopment Capital, Traffic Triangle Stormwater Demo, PWD Facilities Low Impact Development, Green Roof Stormwater Demonstration (School District) and Edens Public TV Special	Construction of Low Impact Development (LID) demonstration projects appropriate to urban environment, and evaluation of their environmental effectiveness, stakeholder acceptance, and watershed based life cycle cost benefit.	XP-83285401-3	7/1/2003 to 12/28/2009	\$942,750	\$942,750
PWD Urban Watersheds	Implementation of a variety of decentralized, innovative, low impact strategies to control adverse impacts of stormwater from developed areas on water bodies.	XP-97326401-0	11/01/07 to 06/30/10	\$385,700	\$385,700
PWD Construction of Stormwater Facilities	Construction of decentralized stormwater facilities that provide on-site management and re-use of stormwater runoff.	XP-96304601-0	08/01/08 to 01/31/14	\$1,145,300	\$0
Watershed Security Initiative/CWS	Demonstration of the effectiveness of drinking water contamination warning systems for community water systems, through reviewing multiple monitoring and surveillance components designed to provide timely detection of contamination in drinking water distribution systems.	H1-83413701-2	12/01/08 to 05/29/13	\$9,484,803	\$8,424,219

### 5.ii. Philadelphia City Planning Commission's Organizational Capacity

The Philadelphia City Planning Commission (PCPC) will serve as the project manager for *Improving the Confluence*. The PCPC's staff of 30 planners and urban designers is responsible for the City's annual Capital Program and Budget; design and visualization of public spaces; district, neighborhood, and redevelopment planning; citizen outreach; transportation studies related to community development; subdivision of land ; and GIS data analysis and mapping. PCPC will designate a project manager to oversee the successful implementation of this grant and the consultant team, and meet all reporting and audit requirements.

The PCPC is mandated by the 1951 City of Philadelphia Home Rule Charter to maintain a Comprehensive Plan in order to direct land uses within the City. In order to update the City's obsolete comprehensive plan, the PCPC has developed the Integrated Planning and Zoning Process. This process includes three concurrent efforts: *Philadelphia2035*, zoning reform, and the Citizens Planning Institute.

*Philadelphia2035* is Philadelphia's two-phase comprehensive plan. The *Citywide Vision* portion was adopted by the PCPC in June 2011. Over the next several years, the PCPC will complete 18 strategic district plans, taking many of the broad-brush objectives of the Citywide Vision and applying them at the local level.

A new zoning code was signed into law in December 2011. The new code is user-friendly and consistent with today's uses and development trends.

The Citizens Planning Institute educates and empowers citizens as they learn about the role good planning plays in creating communities of lasting value. This grant-funded arm of the Planning Commission offers a bi-annual course of core and elective classes taught by local practitioners and experts from both the public and private sectors. Since its launch in November 2010, CPI has graduated 120 Citizen Planners representing hundreds of civic organizations across the city. The CPI is expanding as the integrated planning and zoning process accelerates with the implementation of the new Zoning Code and ongoing District Plan projects. The CPI is sponsoring public training on the new Zoning Code as well as workshops geared to civic organizations in 2012.

The PCPC is uniquely qualified to guide the Brownfields Area-Wide Planning Process in order to achieve the following goals:

- *Analyze environmental constraints, market conditions, and community preference to prioritize development strategies for the three catalyst sites.*

The PCPC has environmental and development planners on staff who can review the consultant(s) work as it pertains to environmental constraints and the market analysis. The PCPC's main role in achieving this goal is to lead the community engagement process. The PCPC's community engagement model is proven, inclusive, and cost-effective. PCPC has led the way in the rapidly expanding world of digital tools for community outreach with the use social networking tools, *Textizen*, and *CommunityPlanIt* in the district planning process.

- *Analyze and forecast the impact the integrated motorized and non-motorized transportation networks will have on the catalyst sites' development trajectory.*

As the City agency responsible for Comprehensive Planning, the PCPC reviews all motorized and non-motorized transportation improvements proposed for the City of Philadelphia. PCPC's knowledge base, integration with other city agencies, and management role in the City's annual Capital Program and Budget will enable the PCPC to ensure that this goal is met in a way that balances the needs of the community with the need for economic development of the catalyst sites.

- *Develop a robust "sustainable parcel" model of development--one that reduces environmental burdens, supports economic growth, enhances local health and well-being while restoring ecosystems damaged by industrial processes;*

PCPC's relationship with City agencies, developers, and community groups will enable the planning process to lead to a balanced plan for economic, social, and ecological benefits on each catalyst site and across the project area. All plans and projects produced by the PCPC are required to meet the goals and objectives of *Philadelphia2035* which themselves seek to balance the need for economic expansion, improved mobility, and ecological restoration under the themes of THRIVE, CONNECT, and RENEW.

- *Build the capacity of the Delaware River City Corporation and other community groups to improve their built environments and quality of life;*

The City seeks to enhance the DRCC's ability to develop, promote, and maintain the North Delaware Greenway. In order to do this, the City will need to increase its share of funding and support for the DRCC and the DRCC will need to seek creative new sources of funding.

## **6. Leveraging**

The Philadelphia City Planning Commission (PCPC) and the City of Philadelphia are prepared to focus capital efforts and personnel resources to the revitalization of this area through the proposed grant activities. PCPC will coordinate additional resources controlled by the various public agencies on the Lower Frankford Creek watershed. PCPC will also assist community groups and stakeholders identify and obtain financial resources that will support implementation of the plan.

A number of our City partners have, and will continue to, invest in the overall revitalization of the project area. Their investments are located in and adjacent to planning area and support the larger goals of this project—to make this area sustainable, livable, and business-friendly. The investments listed below each contribute to the revitalization of the project area.

### ***Protecting Our Natural Environment:***

- Under the *Green City, Clean Waters* plan and in coordination with the EPA, the Philadelphia Water Department (PWD) will invest \$2.4 billion (70% of this is dedicated to neighborhoods) to create a green stormwater infrastructure throughout Philadelphia. In 2011 PWD invested in the project area by building stormwater tree trenches and planters as well as a large rain garden. In 2013, the PWD will add four tree trenches and an additional rain garden within the project area.

### ***Valuing Community and Neighborhoods:***

- The City's Streets Department is currently building the Port Richmond Trail (a bike and pedestrian trail) which will run along Delaware Avenue through Port Richmond. [2012 - 2013]

- **\$1.76M** Transportation Investment Generating Economic Recovery (TIGER) and
- **\$1.31M** Congestion Mitigation & Air Quality (CMAQ)
- The Pennsylvania Department of Transportation (PennDOT) is making significant financial investments in the project area. The improvements to the local street system will provide multiple benefits; one of which is making the planning area more pedestrian friendly by reducing traffic on local streets. [2010 - 2020]
  - **\$796M** in US DOT funding
- The first phase of the Delaware Avenue Extension project will improve riverfront access and it will provide trail amenities for the North Delaware trail. [2013]
  - 80% of **\$17M** of the project is funded through earmarks and highway funding

***Enhancing Economic Competitiveness:***

- The City's Commerce Department invests in local commercial corridors. Investing in cleaning and managing of these corridors such as improving curbs and sidewalks as well as adding additional lighting, trees and trashcans among other items. [2012 - 2014]
  - **\$2.8M** in Community Development Block Grants (CDBG) and City Capital

***Promote Equitable, Affordable Housing:***

- In 2009 the City's Office of Housing and Community Development (OHCD) invested **\$14,175,000** in the Twins at Frankford Creek affordable housing development. This project created 50 much-needed homeownership units next to the Lower Frankford Creek, in the Juniata Park / Frankford neighborhoods.
  - Sales proceeds: **\$7,650,000**
  - State DCED and PHFA Homeownership Choice: **\$2,400,000**
  - Federal HOME: **\$3,100,000**
  - City Housing Trust Fund: **\$1,075,000**
  - City Bond Proceeds: **\$525,000**

**- END -**

## **Threshold Criteria Worksheet**

**1.) Name of Applicant:** City of Philadelphia, Philadelphia City Planning Commission (PCPC)  
The applicant is a City of the First Class in the Commonwealth of Pennsylvania

**2.) Location of Project Area:** The area comprises sections of the Bridesburg, Frankford, Port Richmond, and Juniata Park neighborhoods, coterminous with the following census tracts: 183, 184, 190, 293, 294, 379, 380, 382. The project area is roughly 2,560 acres.

**3.) Identification of Brownfield Sites:** Catalyst sites within the project area include two former manufacturing sites on the Delaware River waterfront--Philadelphia Coke and Rohm and Haas--and the former Edgewater Dyeing and Finishing textile factory on the Frankford Creek.

**3a.)**      --**Philadelphia Coke Co., Inc. (4501 Richmond St., Philadelphia PA, 19137)**  
              --**Rohm and Haas (Dow) Site (5000 Richmond St., Philadelphia PA 19137)**  
              --**Edgewater Dyeing and Finishing Co. Site (4080 Frankford Ave. and 4076 Torresdale Ave., Philadelphia, PA 19124)**

**3b.)**      According to correspondence dated 11/9/2012 with EPA Region 3, Office of Pennsylvania Remediation, Land and Chemicals Division, RCRA Project Manager Andrew Clibanoff, "both the Philly Coke and Rohm and Haas plants are subject to the cleanup requirements of the RCRA Corrective Action Program. There are no active enforcement actions at either of these facilities. Rohm and Haas (now Dow) has entered into the One Cleanup Program between EPA and PADEP, which means that the cleanup in the East Production Area will comply with both the State and EPA requirements concurrently. I do not see any reason why either of the sites would not be eligible to serve as catalyst sites, as you described them."

There has never been any environmental assessments of the Edgewater Dyeing and Finishing Co. This site has never been subject to any remediation or corrective action.

**3c.)**

**Philadelphia Coke, Inc** - Coke production plants have deleterious impacts on both land and water. More than likely, this site suffered from soil pollution via tar distillation, dewatering and storage. Sludge, tar and pitch products were likely found on the site. Ammonia processing and liquor production, phenol extraction and sulfuric acid storage likely occurred on this site. Coal desulfurization operations negatively impact groundwater sources.<sup>1</sup>

**Rohm and Haas (Dow)** - According to EPA's Documentation of Environmental Indicator Determination, Interim Final 2/5/99, "Numerous VOCs, semi-VOCs, pesticides and inorganic constituents have been detected in groundwater beneath the site at concentrations above EPA RBCs and PADEP MSCs." Additionally VOCs, semi-VOCs, pesticides and inorganic constituents have been found in the sediment of Frankford Creek and in subsurface soil.

**Edgewater Dyeing and Finishing** - No environmental assessments have been performed on this site. Due to its association with chemical dyeing industry, sulphur, naphthol, vat dyes, nitrates, acetic acid, soaps, chromium compounds and heavy metals like copper, arsenic, lead, cadmium, mercury, nickel, and cobalt may be present on the site.

**4.)** N/A

**5.)** See support letter from the Delaware River City Corporation (DRCC)

---

<sup>1</sup> "Environmental Assessment of Coke By-product Recovery Plants," Environmental Protection Agency, 1979, 11-12.



## **Appendix 2: Other Factors Checklist**

Name of Applicant: *Philadelphia City Planning Commission*

Please identify with an **X** any of the items below which may apply to your proposed BF AWP project area as described in your proposal. EPA may verify these disclosures and supporting information prior to selection and may consider this information during the evaluation process. Attach documentation to your proposal as applicable; otherwise, this information may not be considered in the grant selection process.

- ☒ Applicant's proposed BF AWP project is in an urban area, where the population of the overall community is 100,000 or more [*Philadelphia 2010 Census population: 1,526,006*]
- ☐ Applicant's proposed BF AWP project is in a rural area, where the population of the overall community is 20,000 or less and is not located in a Metropolitan Statistical Area
- ☐ Applicant is, or applicant will assist, a federally recognized Indian Tribe or an entity from a United States Territory
- ☒ Applicant proposes to serve an area designated as a federal, state or local Empowerment Zone or Renewal Community. To be considered, **applicant must attach documentation** which demonstrates this current designation. [*Frankford Creek Redevelopment Area, see attachments*]
- ☐ Applicant's proposed BF AWP project area has been affected by recent (2005 or later) natural disaster(s). To be considered, **applicant must identify here** the timeframe and type of natural disaster(s) that occurred: \_\_\_\_\_
- ☒ Applicant's proposed BF AWP project area contains recent (2007 or later) industry plant closures or other significant economic disruptions. To be considered, **applicant must identify here** the timeframe and name of the plant recently closed and jobs lost, or reason for other significant economic disruption within the BF AWP project area:  
*[Rohm and Haas (Dow) Bridesburg facility closed in 2009 with 25 employees  
Peak Employment was 6,500 employees]*
- ☐ Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the BF AWP project area, and can demonstrate that funding from a PSC grant has or will benefit the BF AWP project area. To be considered, **applicant must attach documentation** which demonstrates this connection to a HUD-DOT-EPA PSC grant.

### Project Milestones Schedule

## PHASE 2: Visioning and Planning

### PHASE 3: Visioning and Planning

## PUBLIC MEETINGS

**COMMUNITY PARTNER UPDATE MEETINGS (quarterly)**

## PROJECT MANAGEMENT MEETINGS

::: Updates to Planning Commission			<i>Update</i>					<i>Plan Adoption</i>
::: Project Team Meetings	<i>Project Team will meet on a bi-monthly basis</i>							
::: DRCC Board Meeting Briefs	<i>Project Team will present quarterly project updates at DRCC board meetings</i>							

## Improving the Confluence: Planning for Brownfields in the Lower Frankford Creek Watershed

### Priority Sites:

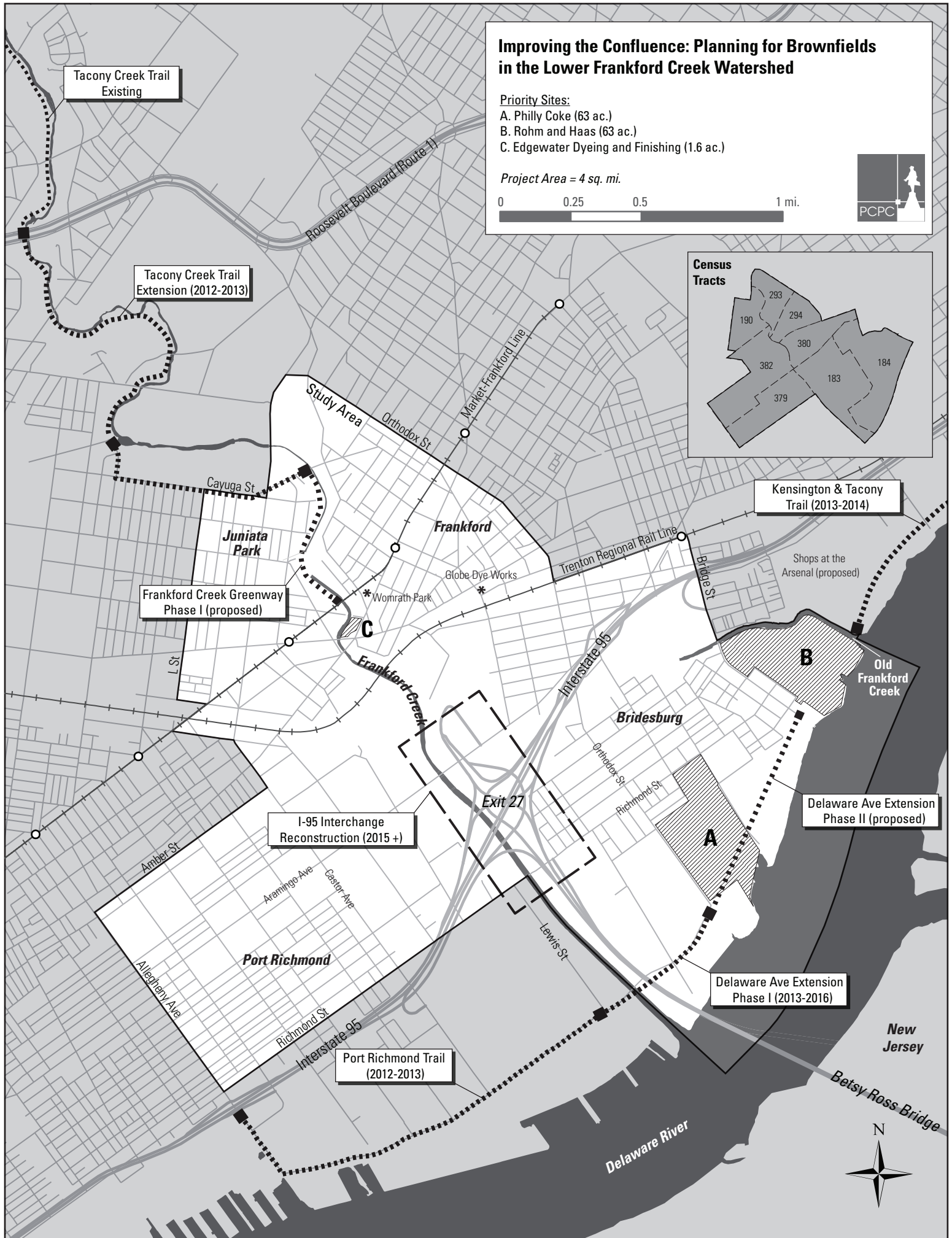
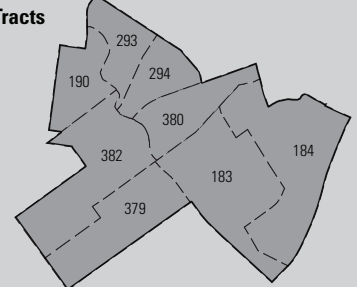
- A. Philly Coke (63 ac.)
- B. Rohm and Haas (63 ac.)
- C. Edgewater Dyeing and Finishing (1.6 ac.)

Project Area = 4 sq. mi.

0 0.25 0.5 1 mi.



### Census Tracts





November 26, 2012

Megan Quinn  
U.S. Environmental Protection Agency  
Office of Brownfields and Land Revitalization (MC 5105-T)  
1200 Pennsylvania Avenue, NW  
Washington, DC 20460

Dear Ms. Quinn:

At the direction of the Board of Delaware River City Corporation (DRCC), this letter is sent in strong support for the City of Philadelphia's submission to the Environmental Protection Agency's Brownfield Areawide Planning Grant program. The proposed outcomes of *Improving the Confluence: Planning for Brownfields in the Lower Frankford Creek Watershed* are in total alignment with the mission and objectives of the Delaware River City Corporation.


DRCC's mission is to revitalize a sustainable riverfront corridor in northeast Philadelphia by reconnecting the people, places, businesses, and neighborhoods of the City of Philadelphia and the surrounding region to the Delaware River while simultaneously promoting a diversity of uses through implementation of the North Delaware Riverfront Greenway Plan. The fully developed Greenway will consist of eleven miles of multi-use trail and six trailhead parks along the Delaware River in Northeast Philadelphia. This entire length will be an important link in the East Coast Greenway.

We have three sections of trail that will be in construction in 2013 but they are disconnected by gaps. It is in the southern gap between Orthodox St. and the Kensington and Tacony Trail where this planning grant devotes much of its attention. One of the primary objectives of the greenway is to activate brownfield lands adjacent to it and offer residents opportunities to recreate and connect to the river and other sections of the City. It is also hoped that this EPA grant work will leverage some of the \$28M in federal funds that are dedicated to the Greenway.

DRCC maintains deep roots with community groups in the Bridesburg and Port Richmond sections of the city. DRCC will continue to leverage the time and talents of these vital communities to better plan for their trails, open space and brownfield lands.

Thank you for the opportunity to express DRCC's support for this application.

Sincerely,

  
Thomas J. Branigan, PE, PLS  
Executive Director





# CITY OF PHILADELPHIA

Office of the Mayor  
215 City Hall  
Philadelphia, PA 19107  
(215) 686-2181  
FAX (215) 686-2180  
November 29, 2012

MICHAEL A. NUTTER  
Mayor

Ms. Megan Quinn  
United States Environmental Protection Agency  
Office of Brownfields and Land Revitalization (MC 5105-T)  
1200 Pennsylvania Avenue, NW  
Washington, DC 20460

Re: Grant Application: EPA Area-Wide Planning Grant for the Lower Frankford Creek/Delaware River Brownfield Area

As Mayor of the City of Philadelphia, it is my great pleasure to offer my full support to the Philadelphia City Planning Commission's application to the United States Environmental Protection Agency's Brownfields Area-Wide Planning Grant for the Lower Frankford Creek / Delaware River Brownfield Area. This project would address critical needs in the environmentally compromised areas between the current and historic courses of Frankford Creek.

After a wave of industrial growth and eventual decline, the Lower Frankford Creek area was left to an unfortunate legacy of vacancy, underutilization and brownfield land. Additionally, the area currently serves a population with higher levels of unemployment and lower graduation rates and outcomes than the City's average. These citizens lack access to open space and healthy food options and the successful implementation of this project would result in the reduction of health risks and the replacement of brownfield land with viable residential, commercial, industrial and open space uses for local residents.

This project will also greatly assist in the implementation of some of the vital objectives outlined in our City's *Philadelphia2035 Comprehensive Plan* and the Philadelphia Water Department's *Clean Waters, Green City* strategy. The Grant would enable Philadelphia to manage storm-water to Federal standards, increase tree coverage and direct walking access to parks and improve healthy food and produce availability. The improvement of biking and walking options in the project area will also help facilitate Philadelphia's efforts to reduce the amount of miles traveled by vehicles by up to ten percent.

The City will coordinate with a multitude of community and nonprofit groups to ensure that we transparently honor a meaningful community engagement process. We will hold community-wide public meetings and use targeted outreach to gather feedback from as many members of the community as possible in the development of this area-wide plan. The City also commits to help secure resources that shall support the implementation of the final plan.

Thank you for your consideration of this proposal and the EPA's ongoing support for the City of Philadelphia. If you have any questions about the proposal, please contact Deputy Chief Grants Officer Christine Piven at 1401 JFK Boulevard, 14<sup>th</sup> Floor, Philadelphia, PA 19102 or 215-686-9022.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael A. Nutter".

Michael A. Nutter  
Mayor

# BRIDESBURG BUSINESS ASSOCIATION

**2614 Orthodox Street  
Philadelphia, Pa. 19137  
Est. 1952**

Megan Quinn

U.S. Environmental Protection Agency

Office of Brownfields and Land Revitalization (MC 5105-T)

1200 Pennsylvania Avenue, NW

Washington, DC 20460

**RE: Philadelphia City Planning Commission's Application to the EPA Areawide  
Brownfield Planning Grant**

Dear Ms. Quinn,

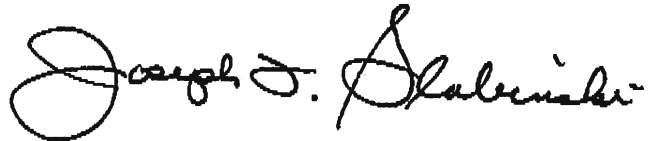
On behalf of the Bridesburg Business Association (BBA), I would like to extend our support for the City's application to the EPA Areawide Brownfield Planning grant for the lower Frankford Creek watershed.

Since 1952, the BBA has attempted to improve the quality of life and business climate for Bridesburg's many entrepreneurs. We have created a robust network of small businesses while encouraging Bridesburg residents to shop locally. This application's proposed planning work for both the Philadelphia Coke and former Rohm and Haas sites is of particular interest to the BBA. We strongly endorse this application's vigorous community engagement and its attempt to mix economic development objectives with community needs.

These sites occupy great spaces within our community. For too long they have sat underutilized and blighted while their possibility abounds. The BBA will be an active partner in the planning process to ensure that site development supports the mission of the BBA and the larger economic and social needs of all of Bridesburg.

We look forward to working with the City of Philadelphia and all development partners to assure balanced and successful redevelopment of these brownfield sites.

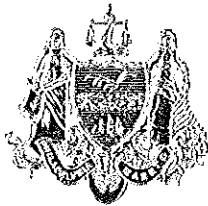
Sincerely,

A handwritten signature in black ink, reading "Joseph F. Slabinski". The signature is fluid and cursive, with the first name "Joseph" and last name "Slabinski" clearly legible. The middle initial "F." is smaller and less distinct.

Joseph F. Slabinski

President, Bridesburg Business Association





CITY OF PHILADELPHIA  
CITY COUNCIL

MARIA D. QUIÑONES SÁNCHEZ  
ROOM 592, CITY HALL  
PHILADELPHIA, PA 19107  
(215) 686-3448 or 3449  
Fax No. (215) 686-1936

COUNCILWOMAN - 7TH DISTRICT

COMMITTEES

Chairwoman  
Committee on Licenses & Inspections

Vice Chair

Committee on Public Health & Human Services  
Committee on Housing, Neighborhood Development  
& the Homeless

Member

Whole  
Appropriations  
Labor & Civil Service  
Parks, Recreation & Cultural Affairs  
Ethics  
Disabled & the Handicapped  
Streets & Services  
Environment

November 26, 2012

Megan Quinn, U. S. EPA,  
Office of Brownfields and Land Revitalization (MC 5105-T)  
1200 Pennsylvania Avenue, NW,  
Washington, DC 20460

Re: **Grant Application:  
EPA Area-Wide Planning Grant  
for the Lower Frankford Creek/Delaware River Brownfield Area**

Dear Ms. Quinn,

As representative of the City of Philadelphia's Seventh Council District, I support the Philadelphia City Planning Commission's application for the EPA Area-Wide Planning Grant for the Lower Frankford Creek/Delaware River Brownfield Area. I would request that the EPA award this grant, which will benefit an area located in part within the Seventh Council District.

These monies will fund the development of a plan that includes revitalization and implementation strategies for this formerly industrial area. These strategies will be vetted through a partnership of agencies with vast experience and resources relevant to the plan's goals and the area's specific needs.

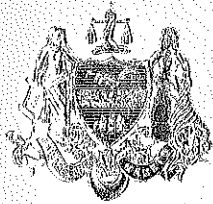
The 'timing' of this grant offers the opportunity for 'alignment,' creating significant Brownfield Area redevelopment potential. As you can see from the letters from other task force members, there are extensive pending projects that could create a critical mass for transformation.

My office will contribute as a coalition member to the development of the Lower Frankford Creek / Delaware River Brownfield Area - Wide Plan in order to assist and guide redevelopment with sensitivity toward neighborhood needs. My office has committed to having a staff member serve as part of the coalition to review and comment on the proposed implementation strategies for this area.

I look forward to being a partner with PCPC on this important initiative.

Respectfully,

María Quiñones Sánchez  
Councilwoman, 7<sup>th</sup> District



CITY OF PHILADELPHIA  
CITY COUNCIL

BOBBY HENON  
ROOM 484, CITY HALL  
PHILADELPHIA, PA 19107  
(215) 686-3444 or 3445  
Fax No. (215) 686-1935  
Email: bobby.henon@phila.gov

6TH DISTRICT COUNCILMAN

November 27, 2012

Megan Quinn, U. S. EPA,  
Office of Brownfield's and Land Revitalization (MC 5105-T)  
1200 Pennsylvania Avenue , NW,  
Washington, DC 20460

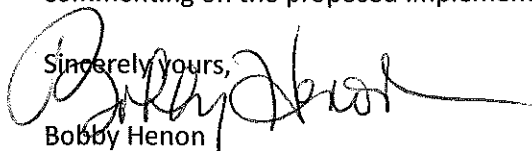
Re: Grant Application:  
EPA Area-Wide Planning Grant  
for the Lower Frankford Creek/Delaware River Brownfield Area

Dear Ms. Quinn:

The City of Philadelphia Council District 6 supports the Philadelphia City Planning Commission's application for the EPA Area-Wide Planning Grant for the Lower Frankford Creek/Delaware River Brownfield Area. And, we request that the EPA award this grant located within a portion of Council District 6. These monies will fund the development of a plan that includes revitalization implementation strategies for this under - utilized area. This strategy will be vetted through a partnership of agencies that bring vast experience and resources for revitalizing this area. The timing offers an 'alignment' for significant Brownfield Area redevelopment potential in light of the other work happening in this area, as represented in task force members letters.

My office will contribute as a coalition member to the development of the Lower Frankford Creek / Delaware River Brownfield Area - Wide Plan in order to assist and guide redevelopment with sensitivity toward neighborhood needs. My office has committed to being a coalition member reviewing and commenting on the proposed implementation strategies for this area.

Sincerely yours,



Bobby Henon  
Member, 6<sup>th</sup> District

COMMITTEES

Chairman  
Public Property & Public Works

Vice Chair  
Public Safety

Member  
Appropriations  
Disabled and Special Needs  
Labor and Civil Service  
Law and Government  
Legislative Oversight Committee  
Licenses and Inspections  
Parks, Recreation and Cultural Affairs  
Rules  
Transportation and Public Utilities  
Whole  
Streets and Services  
Ethics



**Department of Culture and Communication**

Anthropology, Communication, Criminal Justice, Environmental Policy, Modern Language,  
Publication Management, Sociology, Environmental Studies

November 20, 2012

Mayor Michael Nutter  
Office of the Mayor, City Hall, Room 215  
Philadelphia, PA 19107

Re: Letter of Support for EPA Brownfields Area-Wide Planning Grant (Project Title: "Creek to River: Planning for Brownfields in the Lower Frankford Watershed")

Dear Mayor Nutter:

I am pleased to express my support for the City of Philadelphia in the application and implementation of U.S. EPA Brownfields Grants. It is my understanding that the City will submit to EPA a 2012 Brownfields Area-Wide Planning Grant for the November 30, 2012 deadline.

I applaud and support the City's efforts to pursue grant funding in order to continue assessment, cleanup and redevelopment planning at eligible sites within the City of Philadelphia. This funding will enable the City of Philadelphia to continue the important work of identifying and addressing threats to the environment and public health, while addressing community needs for land use change and redevelopment.

This project focuses on brownfields sites in the Bridesburg, Kensington and Port Richmond areas of Philadelphia, which is one of the most environmentally burdened areas of the city and the entire Philadelphia metropolitan area. My latest research indicates that, as of 2010, this group of neighborhoods was burdened with more environmentally hazardous facilities (including but not limited to TRI facilities, power plants, Superfund sites, and waste facilities) than 95% of all communities in the Philadelphia area. The area is economically disadvantaged and lacks many amenities (such as trees, green space and transportation nodes) that are taken for granted in most neighborhoods in Philadelphia. Engaging with the community to remediate and redevelop relict industrial parcels of land in this area for new land uses will be a crucial step toward bringing this area of the city out of the past and into Philadelphia's future. If I can help in any way, please do not hesitate to email me at [diane.sicotte@drexel.edu](mailto:diane.sicotte@drexel.edu).

Sincerely,

Diane M. Sicotte, Ph.D.  
Associate Professor of Sociology, Dept. of Culture & Communication  
Drexel University



Megan Quinn  
U.S. Environmental Protection Agency  
Office of Brownfields and Land Revitalization (MC 5105-T)  
1200 Pennsylvania Avenue, NW  
Washington, DC 20460

**RE: Philadelphia City Planning Commission's Application to the EPA Area-Wide Brownfield Planning Grant**

Dear Ms. Quinn:

On behalf of the Frankford Community Development Corporation, I would like to extend our support for the City's application to the EPA Area-Wide Brownfield Planning Grant for the lower Frankford Creek watershed.

The Frankford CDC is committed to building the assets of the Frankford community by providing increased job opportunities, building affordable homes, supporting the development of increased financial resources, and growing stable businesses. The restoration of the Frankford Creek is instrumental to the revitalization of Frankford. We strongly endorse this application's vigorous community engagement and its attempt to mix economic development objectives with community needs.

Brownfield land along the Frankford Creek, specifically the Edgewater Dyeing and Finishing site, has sat underutilized and blighted for too long. The FCDC will be an active partner in the planning process to ensure that site development supports the mission of the Frankford CDC and the larger economic and social needs Frankford.

We look forward to working with the City of Philadelphia and all development partners to assure balanced and successful redevelopment of these brownfield sites.

My kindest regards,

Tracy O'Drain

Managing Director, Frankford CDC 4900 Griscom Street  
Philadelphia, PA 19124  
215-743-6580



# CITY OF PHILADELPHIA

1401 John F. Kennedy Blvd.  
Municipal Services Building  
Suite 1430  
Philadelphia, PA 19102-1683

**RINA CUTLER**  
Deputy Mayor for Transportation and Utilities

November 27, 2012

Megan Quinn, U.S. EPA  
Office of Brownfields and Land Revitalization (MC 5105-T)  
1200 Pennsylvania Avenue, NW  
Washington, DC 20460

Re: Grant Application:  
EPA Area-Wide Planning Grant  
For the Lower Frankford Creek/Delaware River Brownfield Area

Dear Ms. Quinn:

The City of Philadelphia Mayor's Office of Transportation and Utilities (MOTU), as a task force member of the Lower Frankford Creek/Delaware River Brownfield Area, supports this grant application. Recent leveraging commitments and resources have been secured for this area.

Starting in 2010 and continuing until 2020, the Pennsylvania Department of Transportation (PennDOT) has made and will continue to make significant investments in Interstate 95, including two interchanges, the arterial street system and community enhancements within the area of the Lower Frankford Creek/Delaware River Brownfield Area. There is a total of \$798 million PennDOT financial commitment in the write up, and \$24 million has been spent to date. The work will be progressed under three (3) primary projects: 1) the I-95 mainline and Betsy Ross Bridge Interchange (which is directly above the Lower Frankford Creek); 2) the I-95 mainline and Bridge Street Interchange; and 3) the Adams Avenue Connector.

Each of these projects will improve connections between I-95 and the local street system, improve safety, and promote economic growth. The interchanges will be revamped to provide more direct connections to/from the arterial streets located within the Lower Frankford Creek/Delaware River Brownfield, as well as reduce traffic from local streets. The projects will enhance the residential communities by removing I-95 oriented traffic from the neighborhoods. PennDOT will continue working closely with neighborhood "Sustainable Action Committees" to identify areas for enhancements such as pocket parks and improved street lighting which is consistent with HUD-DOT-EPA Partnership for Sustainable Communities programs.

The Adams Avenue Connector will connect Torresdale Avenue to Aramingo Avenue, I-95 and the Betsy Ross Bridge. This will divert truck traffic from Torresdale Avenue, Tacony Street and Church Street. The Adams Avenue Connector also will provide access to the Frankford Creek between Amtrak and Aramingo Avenue.

The value of these investments is significant: The Bridge Street Interchange work is an estimated \$375 million; the Betsy Ross Interchange is an estimated \$400 million; and Adams Avenue is an estimated \$21 million.

The City's Streets Department is currently managing several projects in, or adjacent to, the Brownfields study area. The Port Richmond Trail is the southernmost segment of the North Delaware Trail system which will provide bike and pedestrian trail connections and improve riverfront access along the North Delaware River up to the City boundary at Poquessing Creek. The North Delaware Trail system is also part of the East Coast Greenway that will extend from Florida to Maine. The Port Richmond Trail will add pedestrian and bicycle amenities along the existing right of way on Allegheny Avenue from Richmond Street to Delaware Avenue and along Delaware Avenue from Allegheny Avenue to Lewis Street. The trail will connect the Port Richmond neighborhood to the Montkiewicz Playground at Richmond Street and Allegheny Avenue and Pulaski Park along the riverfront at Allegheny and Delaware Avenues. The project is currently in construction and will be completed in the fall of 2013. The project is funded with a combination of federal funding sources - \$1.76M of Transportation Investment Generating Economic Recovery (TIGER) and \$1.31M of Congestion Mitigation and Air Quality (CMAQ).

The Port Richmond Trail will tie into the first phase of the Delaware Avenue Extension project. This new roadway will extend Delaware Avenue from its current terminus at Lewis Street, over the Frankford Creek and terminate at Buckius Street. The North Delaware Avenue Extension will provide improved riverfront access for industrial, commercial, residential and recreational users. It will serve as an alternative for the truck traffic that currently uses the narrow Richmond Street to access local industrial and commercial businesses and Interstate 95. It will also provide trail amenities for the North Delaware Trail. Construction will begin in 2013. Eighty percent, or \$13.6 million of the project cost of \$17 million, is funded with federal funds including earmarks and highway funding.

Also in 2013, the City of Philadelphia's Streets Department will begin a study phase for the second phase of the Delaware Avenue Extension. This study phase will identify the terminus and alignment of the second phase of the new roadway as well as identify parcel acquisitions that will be needed for the right of way. This phase will extend Delaware Avenue from the new terminus at Buckius Street to a northerly point in the vicinity of the Frankford Arsenal and the Pennsylvania Fish and Boat Commission boat launch site. The new roadway will also contain pedestrian and bicycle facilities for the North Delaware Trail. There is currently \$5 million of federal earmarks available for the second phase of the roadway extension.

Megan Quinn  
Page Three  
November 27, 2012

MOTU is committed to being a long-term task force member of the project team throughout the planning and future implementation and redevelopment of the Lower Frankford Creek/Delaware River Brownfield Area Wide Planning Grant. This grant is essential to the City "closing the gap" and connecting the Lower and Upper Delaware – without it the trails will be incomplete.

We look forward to working with Philadelphia City Planning Commission and other partners in both developing and implementing the Lower Frankford Creek/Delaware River Brownfield Area plan.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Rina Cutler". The signature is fluid and cursive, with a long horizontal stroke at the end.

Rina Cutler  
Deputy Mayor  
Transportation and Utilities





# CITY OF PHILADELPHIA

OFFICE OF HOUSING AND  
COMMUNITY DEVELOPMENT  
1234 MARKET STREET, 17TH FLOOR  
PHILADELPHIA, PA 19107  
(215) 686-9750  
FAX (215) 686-9801  
TDD (215) 686-9803

DEBORAH McCOLLOCH  
DIRECTOR

November 28, 2012

Megan Quinn, U. S. EPA,  
Office of Brownfields and Land Revitalization (MC 5105-T)  
1200 Pennsylvania Avenue, NW  
Washington, DC 20460

Re: EPA Area-Wide Planning Grant Application for the Lower Frankford Creek/Delaware River Brownfield Area, Philadelphia, PA


Dear Ms. Quinn:

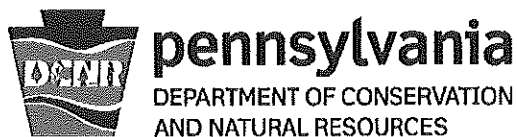
On behalf of the City's Office of Housing and Community Development (OHCD), I am pleased to support the Philadelphia City Planning Commission's (PCPC) application for an EPA Area-Wide Planning Grant for the Lower Frankford Creek/Delaware River Brownfield Area. This area has been a priority for the city over the last ten years. Most recently, the city invested \$4,175,000 in the \$14,750,000 Twins at Frankford Creek affordable housing development. This project created 50 much-needed homeownership units next to the Lower Frankford Creek, in the Juniata Park / Frankford neighborhoods. This project was the result of an extensive resident-driven project planning process which included the final plan approval from two civic associations and the PCPC. The final project, which incorporated the Six Livability Principles in the "Partnership for Sustainable Communities", included recommendations for a proposed green trail along the creek. An EPA Area-Wide Planning Grant will enable the city to build upon and implement these livability principles throughout the entire Lower Frankford Creek/Delaware River Brownfield Area.

OHCD is committed to serve as an active partner for both the planning and redevelopment within the Lower Frankford Creek /Delaware River Brownfield area. Partner actions include participation in the Brownfield Area Plan process, as well as pre-development, review, revisions and comments on the implementation recommendations for the area.

This is an exciting opportunity for the city and I look forward to working with the PCPC and other stakeholders in planning for the redevelopment of the Lower Frankford Creek/Delaware River Area.

Sincerely

  
Deborah McCulloch  
Director



BUREAU OF RECREATION AND CONSERVATION

November 20, 2012

Ms. Megan Quinn, USEPA  
Office of Brownfields & Land Revitalization (MC5105-T)  
1200 Pennsylvania Avenue N.W.  
Washington, D.C. 20460

Re: EPA Area-Wide Planning Grant for the Lower Frankford Creek/Delaware  
River Brownfield Area

I am writing to express the support of the Pennsylvania Department of Conservation and Natural Resources (DCNR) for the Philadelphia City Planning Commission's application for the EPA Area-Wide Planning Grant for the Lower Frankford Creek/Delaware River Brownfield Area. I will be pleased to represent DCNR as an active participant and committee member in reviewing and commenting on the proposed implementation strategies for this area.

DCNR has provided the City of Philadelphia with a number of grants for the redevelopment of vacant lands along the Delaware Riverfront and Lower Frankford Creek area for new parks and bike trails. Most recently DCNR partnered with the Philadelphia Department of Commerce and Philadelphia Parks & Recreation Department in opening up a segment of the East Coast Greenway national bike trail along Delaware Avenue on the riverfront, using federal TIGER funds for construction and DCNR funds for design. As an active partner in this proposed project, DCNR will continue to emphasize socially and environmentally responsible development within the Lower- Frankford Creek, Delaware River Brownfield Area.

I look forward to working with the Philadelphia City Planning Commission on this program.

Respectfully,

A handwritten signature in black ink that reads "Carolyn Wallis". The signature is written in a cursive, flowing style.

Carolyn Wallis  
Natural Resource Program Supervisor, SE Region  
Pennsylvania Department of Conservation and Natural Resources



# CITY OF PHILADELPHIA

## Department of Commerce

Alan Greenberger  
Deputy Mayor for Economic  
Development and Director of  
Commerce

Kevin Dow  
Chief Operating Officer

Duane Bumb  
Senior Deputy Commerce Director

November 26, 2012

Megan Quinn, U. S. EPA,  
Office of Brownfields and Land Revitalization (MC 5105-T)  
1200 Pennsylvania Avenue, NW  
Washington, DC 20460

Re: Grant Application:  
EPA Area-Wide Planning Grant  
for the Lower Frankford Creek/Delaware River Brownfield Area.

Dear Ms. Quinn:

The City of Philadelphia's Department of Commerce has utilized several programs to help fund business and community improvements within the above referenced proposed Brownfield area. The Department of Commerce has current commitments of over \$2.8million in the project area for programs including commercial corridor revitalization, industrial development financing, and the extension of Delaware Avenue.

The Department of Commerce considers the existing land uses within the Lower Frankford Creek Delaware River Brownfield Area to be currently underutilized. However, significant recent and proposed improvements to the area by the Philadelphia Water Department, Philadelphia Streets Department, PADCNR, PEC, Delaware River City Corp. and the PENNDOT improvement to the I-95 Interstate system will have a positive impact on this area. This Brownfield area is positioned for a significant economic recovery and this grant will pay for a plan of reuse to be developed that will spur additional improvements and public and private investments.

The Department of Commerce is willing to be an active long-term partner during the grant cycle while the plan is developed and throughout the future plan implementation and redevelopment phase within this Brownfield area. The Department of Commerce's partnership will include active participation in the Brownfield Area Wide Plan process, initial plan development, review, plan revisions and comments on the implementation recommendations for the Brownfield Area Wide Plan.

We look forward to working with Philadelphia City Planning Commission and other partners in both developing and implementing the plan to transform and utilize the area.

Sincerely,

A handwritten signature in cursive script that reads "Karen Lockhart Fegely".

Karen Lockhart Fegely  
Director of Office of Neighborhood Economic Development

CC: Alan Greenberger  
Kevin Dow  
Duane Bumb

November 20, 2012

Gary J. Jastrzab, Executive Director  
Philadelphia City Planning Commission  
One Parkway, 13<sup>th</sup> Floor  
1515 Arch Street  
Philadelphia, PA 19102

**Re: EPA Area-Wide Planning Grant for the Lower Frankfort Creek/Delaware River Brownfield Area**

Dear Mr. Jastrzab:



**Central  
Regional Office**

800 North Third Street  
Suite 304  
Harrisburg, PA 17102  
phone: 717-230-8044  
fax: 717-230-8045

**Northeast  
Regional Office**

175 Main Street  
Luzerne, PA 18709  
phone: 570-718-6507  
fax: 570-718-6508

**Southeast  
Regional Office**

1315 Walnut Street  
Suite 532  
Philadelphia, PA  
19107  
phone: 215-545-4570  
fax: 215-545-4594

**Southwest  
Regional Office**

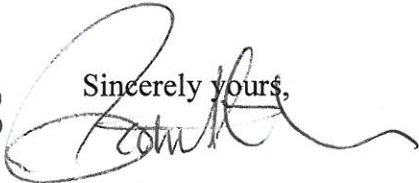
22 Terminal Way  
Pittsburgh, PA 15219  
phone: 412-481-9400  
fax: 412-481-9401

The Pennsylvania Environmental Council (PEC) supports the Philadelphia City Planning Commission's application for the EPA Area-Wide Planning Grant for the Lower Frankfort Creek/Delaware River Brownfield Area. The Council has agreed to be an active participant and committee member in reviewing and commenting on the proposed implementation strategies for this area.

The Council has long been involved in supporting watershed conservation and trail development efforts in areas that includes the Lower Frankfort Creek / Delaware River Brownfield Plan Area. The Council led the process to create the North Delaware Riverfront Greenway Master Plan and has been actively promoting its implementation through fundraising and technical support. The Council secured funding to complete the 1.5 mile Port Richmond Trail that will link to the Lower Frankfort Creek. PEC has also worked to secure funding for the K&T Trail north of Lower Frankfort Creek and is actively working with the City of Philadelphia and landowners to create a continuous greenway along the Delaware Riverfront. This grant would further support our efforts to connect communities to their natural resources namely the Lower Frankfort Creek and the Delaware River.

As an active partner, PEC will continue to work to realize socially and environmentally responsible development within the lower- Frankfort Creek, Delaware River Brownfield Area and we appreciate working with the Philadelphia City Planning Commission on this program.

Sincerely yours,



Patrick Starr  
Executive Vice President



## CITY OF PHILADELPHIA

DEPARTMENT OF PARKS  
AND RECREATION  
One Parkway – 10<sup>th</sup> Floor  
1515 Arch Street  
Philadelphia, PA 19102-1587

MICHAEL DIBERARDINIS  
Deputy Mayor

November 28, 2012

Megan Quinn  
U.S. Environmental Protection Agency  
Office of Brownfields and Land Revitalization (MC 5105-T)  
1200 Pennsylvania Avenue, NW  
Washington, DC 20460

Dear Ms. Quinn:

On behalf of Philadelphia Parks & Recreation (PPR), I heartily endorse the Philadelphia City Planning Commission's application to the Environmental Protection Agency's Brownfield Areawide Planning Grant for the lower Frankford Creek watershed.

Philadelphia Parks & Recreation has a strong interest in the project area. The project area is a "gap" between two sections of trail being designed and constructed by PPR and our non-profit partner, the Delaware River City Corporation. Additionally, our own *Green2015* master plan for expanding greenspace in underserved areas has targeted both the Frankford Creek and the Delaware River as deficient in public open space. *Green2015* has also noted the project area as having high poverty, a high degree of air toxicity and as lacking in tree cover and streambank buffers. Investment in greenspace achieves outcomes on a triple bottom line: it makes our communities healthier, improves our environment and makes our city a more competitive place to live and work.

As this grant outlines, this work will dovetail with a planned study of the Frankford Creek Greenway, which will begin soon. The Department has had a strong track record of investing in trails and open space all along the Frankford and Delaware waterways. From the Tacony Creek Trail extension to the construction of Lardner's Point Park and other trail amenities, PPR has leveraged considerable investment in the project area—and will continue to do so whenever possible.

PPR is committed to working with the Planning Commission and the citizens of the project area





## CITY OF PHILADELPHIA

**DEPARTMENT OF PARKS  
AND RECREATION**

One Parkway – 10<sup>th</sup> Floor  
1515 Arch Street  
Philadelphia, PA 19102-1587

**MICHAEL DIBERARDINIS**  
Deputy Mayor

to achieve the goals of sustainable, green development of these key brownfield sites.

We thank you for the opportunity to express our support for this grant.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael DiBerardinis".

Michael DiBerardinis  
Deputy Mayor for Community and Environmental Resources,  
Commissioner, Philadelphia Parks & Recreation

Cc: Mark A. Focht, First Deputy Commissioner, Philadelphia Parks & Recreation  
Stephanie Craighead, Director, Planning, Preservation and Property Management, PPR



---

PHILADELPHIA'S ECONOMIC DEVELOPMENT CORPORATION SINCE 1958

November 26, 2012

Megan Quinn, U. S. EPA,  
Office of Brownfields and Land Revitalization (MC 5105-T)  
1200 Pennsylvania Avenue , NW,  
Washington, DC 20460

Re: Grant Application:  
EPA Area-Wide Planning Grant  
for the Lower Frankford Creek/Delaware River Brownfield Area

Dear Ms. Quinn:

The Philadelphia Industrial Development Corporation supports the Philadelphia City Planning Commission's application for an Area-Wide Planning Grant for the Lower Frankford Creek/Delaware River Brownfield Area with the Environmental Protection Agency. PIDC will be a partner and committee participant in reviewing and commenting on the conceptual plans for this area and effort to lead to implementation.

PIDC is Philadelphia's city-wide economic development corporation. Founded in 1958 as a non-profit, joint venture between the City of Philadelphia and the Greater Philadelphia Chamber of Commerce, PIDC plans and implements real estate and financing transactions that attract investment, jobs and tax ratables to the City of Philadelphia. In addition, PIDC has worked with the Planning Commission and the EPA to assess and remediate significant properties in the City of Philadelphia. Recently, we are remediating a 30 acre property that will support industrial use and a trail along the river's edge. This work is coordinated closely with our counterparts at the Planning Commission. The goal ultimately is that we may restore blighted properties, enhance access to the riverfront, and employ more people in the city. PCPC and PIDC would like to work towards these same goals in the Frankford Creek.

Sincerely yours,

John Grady  
President

Philadelphia Industrial Development Corporation

1500 Market Street • Suite 2600 West • Philadelphia, PA 19102

p 215.496.8020 • f 215.977.9618 • [www.pidc-pa.org](http://www.pidc-pa.org)



*The ARAMARK Tower  
1101 Market Street  
Philadelphia, Pennsylvania 19107-2994*

*HOWARD M. NEUKRUG, P.E.  
Commissioner*

November 26, 2012

Ms. Megan Quinn  
U.S. Environmental Protection Agency  
Office of Brownfields and Land Revitalization (MC 5105-T)  
1200 Pennsylvania Avenue, NW  
Washington, DC 20460

Re: Grant Application:  
EPA Area-Wide Planning Grant for the Lower Frankford Creek/Delaware River Brownfield Area

Dear Ms. Quinn:

On behalf of the Philadelphia Water Department (PWD), I am writing to express our support of the Brownfield Area-Wide Grant submitted by the Philadelphia City Planning Commission on behalf of the City of Philadelphia. PWD has been actively engaged in planning and implementation activities in the targeted Lower Frankford Creek/Delaware River area for a number of years, and this work will certainly continue into the foreseeable future.

In 2007, PWD funded completion of the "Frankford Creek Greenway Master Plan" which provided a long-term vision for development of a park/greenway along Frankford Creek, as well as provided direction for improvements to existing city facilities and streets in the area immediately adjacent to the creek.

In addition, in 2011 PWD received approval from the Pennsylvania Department of Environmental Protection of its "Green City, Clean Waters" plan. "Green City, Clean Waters" is Philadelphia's innovative and ambitious combined sewer overflow long-term control plan update that commits \$2.4 billion over the next 25-years in green stormwater infrastructure and conventional infrastructure upgrades and improvements. According to the plan, at least 70% of this funding will be dedicated to neighborhood-based green stormwater infrastructure improvements.

PWD has already completed green infrastructure projects within the Lower Frankford Creek/Delaware River area including stormwater tree trenches and planters around PWD's Bureau of Laboratory Services facility and a large rain garden at Womrath Park. Four other tree trench and rain garden projects are currently in design within study area, and these kinds of investments will continue into the future to help PWD achieve its commitments under the "Green City, Clean Waters" plan.



In support of the grant-funded project, PWD commits to active participation in Area-Wide Brownfield planning process, ensuring that implementation recommendations are coordinated with PWD's planned capital improvements in the area. We look forward to working with Philadelphia City Planning Commission and other partners in both developing and implementing the plan.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Chris Crockett', with a long horizontal flourish extending to the right.

Christopher S. Crockett, Ph.D., P.E.  
Deputy Commissioner  
Planning & Environmental Services



**Tookany-Tacony-Frankford**  
Watershed Partnership, Inc.

November 20, 2012

Megan Quinn  
Office of Brownfields and Land Revitalization (MC 5105-T)  
US Environmental Protection Agency  
1200 Pennsylvania Avenue, NW  
Washington, DC 20460

Re: Grant Application: EPA Area-Wide Planning Grant for the Lower Frankford Creek/Delaware River Brownfield Area

Dear Ms. Quinn:

The Tookany-Tacony/Frankford Watershed Partnership (TTF) supports the Philadelphia City Planning Commission's application for the EPA Area-Wide Planning Grant for the Lower Frankford Creek/Delaware River Brownfield Area. TTF is committed to being an active partner and committee participant in reviewing and commenting on the proposed implementation strategies for this area.

TTF is a nonprofit organization focused on restoring and maintaining the health and vitality of our creek and its watershed. We work with residents, community groups, schools, businesses, and policymakers to educate and engage watershed stewards through programs and restoration projects. We have created environmentally sensitive treatments along a number of sections of the Tookany-Tacony/Frankford Creek. We bring a wealth of experience, including streambank restoration and community outreach, to this partnership. We welcome the opportunity to work with the Philadelphia City Planning Commission on this critical program opportunity.

Sincerely yours,

Julie Slavet  
Executive Director

**Improving the Confluence: Planning for Brownfields in the Lower Frankford Creek Watershed  
Congressional Districts**

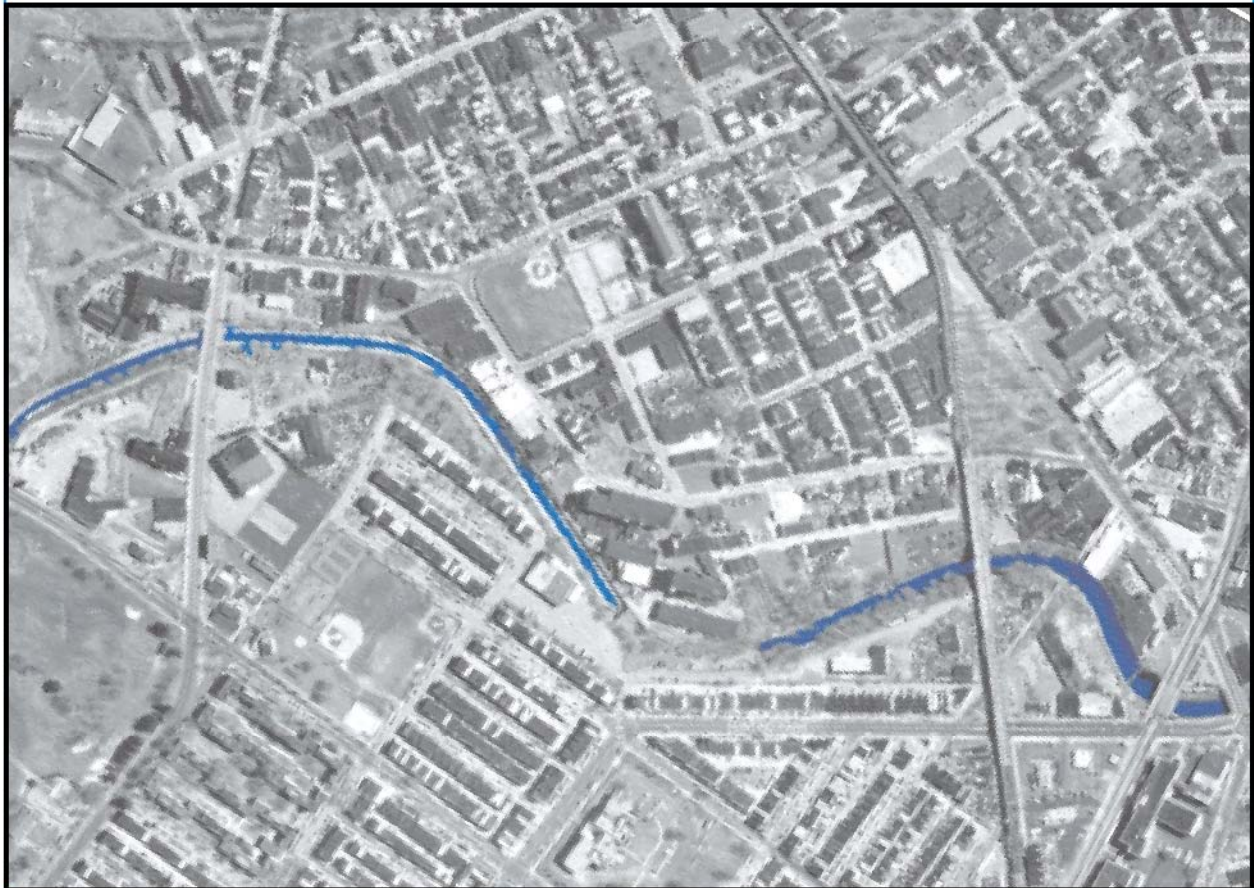
**a. Applicant:**  
**PA-002**

**b. Program/Project:**  
**PA-001 and PA-013**



## **BLIGHT CERTIFICATION REPORT**

*for the area generally bounded by  
Frankford Avenue, Adams Avenue,  
Orthodox Street, Castor Avenue, and Hunting Park Avenue*



**PHILADELPHIA CITY PLANNING COMMISSION**

*November 19, 2002*



---

**CITY OF PHILADELPHIA**

John F. Street, Mayor

**PHILADELPHIA CITY PLANNING COMMISSION**

Gary Hack, Chairman

Jeffrey S. Batoff, Vice Chair

Lynette M. Brown-Sow

James J. Cuorato

Janice Davis

Gloria Levin

Marcia Moore Makadon

Estelle Richman

Maxine Griffith, AICP, Executive Director

Richard L. Lombardo, Deputy Executive Director

**COMMUNITY PLANNING DIVISION**

Richard Redding, Acting Division Director

**REPORT BY**

Shari Cooper, Northeast Philadelphia Planner

**Maps and GIS analysis by**

Bryan Lightner

Darshna Patel

**PCPC INTERNS**

Gabrielle Grode

James Johnson-Piett

# BLIGHT CERTIFICATION REPORT

*for the area generally bounded by:*

**Frankford Avenue, Adams Avenue,  
Orthodox Street, Castor Avenue, and Hunting Park Avenue**

## INTRODUCTION: The study area

This report examines facts regarding blighted conditions which exist alongside the Frankford Creek in Northeast Philadelphia. Frankford Creek is part of, and physically divides, two Philadelphia communities: Juniata Park (to the west) and Frankford (to the east).

The study area comprises approximately 78 acres. The study area contains census tracts 189, 190, and 293 and includes the following street boundaries: Frankford Avenue, Adams Avenue, Orthodox Street, Castor Avenue, Cayuga, "O" Street, and Hunting Park Avenue (reconnecting at Frankford Avenue).

It is important to note that although the creek serves as a boundary line between the two neighborhoods, the creek does not create a barrier between the cooperative spirits between the two communities. In fact, these communities share similar strengths, as well as challenges.

## BLIGHT CERTIFICATION

The certification study reviews existing conditions in relation to seven criteria used to determine whether blight exists in an area. The criteria are set forth in Pennsylvania Urban Redevelopment Law, which stipulates that only one of these criteria must be met to determine blight within an area.

Moreover, the law states that blighted conditions need not be evident throughout the area under study. The fact that individual properties are free from blight does not make the finding of blight arbitrary, according to the law, because comprehensive planning requires that areas be considered in their entirety,

and not in their unseverable parts.

This report cites specific examples of the conditions listed in four of the criteria and establishes that "blight" clearly exists in the study area.



*Frankford Creek Study Area*



## CRITERIA

Pennsylvania Urban Redevelopment Law contains the following criteria for establishing the presence of blight in a particular area:

1. Unsafe, unsanitary, inadequate or overcrowded conditions
2. Inadequate planning
3. Excessive land coverage
4. Lack of proper light, air and open space
5. Faulty street and lot layout
6. Defective design and arrangement of buildings
7. Economically or socially undesirable land use

## SITE ANALYSIS

The following section describes the characteristics of blight evident in the study area.

### 1. UNSAFE, UNSANITARY, INADEQUATE OR OVERCROWDED CONDITIONS

Evidence of Unsafe, Unsanitary, and Inadequate conditions is presented in the following categories:

- The existence of 83 vacant properties, or approximately 23 acres (21%) of vacant property within the study area (see map on page 9). Most of the vacant properties are neglected, unmanaged, and overgrown.
- Environmental contamination, illegal dumping into and poorly maintained public right of ways alongside Frankford Creek.

#### Overgrown and Neglected Spaces

Overgrown and neglected spaces are unsafe, unsanitary, and inadequate for a number of reasons. First, these spaces discourage any sense of community, largely because they are unattractive and unused. Unused spaces largely go unpoliced, thereby creating a threat to personal safety.

Additionally, these uncontrolled areas create an unsanitary environment, by attracting wild or stray animals, pests, and vermin.

With this in mind, neglected space can pose a real threat and danger to the health, safety, and welfare, of the population at large.



*Undeveloped Property at Adams and Wingohocking*

Vacant and neglected properties exist at several locations within the study area. For instance, the 1100 block of Adams Avenue (see photo above) contains approximately 9 acres, which are fenced off, overgrown and undeveloped. This large vacant piece of land is not being maintained and abuts 2 local shopping centers.

Additionally, large spaces of privately owned land behind the address of 332 Frogmoor and the lot behind 4100 Kensington Avenue contain approximately 3 acres of outside storage for automobile salvage.

Situated around the salvaged cars are high, overgrown weeds, which provide a safe harbor for unwanted insects, ticks, fleas, and other unwanted pests. Additionally, this site is strewn with trash and litter.



*Auto-related uses abutting Frankford Creek and residential homes.*

### **Environmental Contamination and Unsafe Access to Public Creek**

Most of the properties that abut the creek are privately owned, so there is little or no public access to the creek. This creates a problem for the health, safety, and welfare of citizens who often try to access the creek for enjoyment of the waterside amenity.

After ongoing field surveys, PCPC has found strong evidence to support the fact that the public is trampling through overgrown weeds, bushes, and dangerous debris to access the creek. The ways in which people are accessing the creek are extremely hazardous. Evidence to support these findings is illustrated in the following photo, which was taken from the bridge over the creek near the 1400 Block of Kensington Avenue.



*Pedestrian trying to access the creek amidst hazardous debris*

There is also environmental contamination and illegal dumping occurring in the creek. In several places, the creek is largely littered with trash and debris and is densely overgrown with extensive weeds, grassy areas, and unmanaged tree growth—all of which create an unsafe environment by attracting pests and rodents.

These are two very important problems that the City Planning Commission, Environmental Protection Agency, Pennsylvania Army Corps of Engineers, and the Philadelphia Water Commission have been working to resolve. This is clear evidence of unsafe, unsanitary, and inadequate conditions.



*Debris in the Frankford Creek*

### **2. INADEQUATE PLANNING**

Evidence of inadequate planning is covered below under "Faulty Street and Lot Layout."

### **3. FAULTY STREET AND LOT LAYOUT**

Evidence of Faulty Street Layout is presented in the two following categories.

- The extremely narrow width of several streets in the area
- The existence of several "dead end" streets, which impede the area's ability to achieve its maximum development potential.

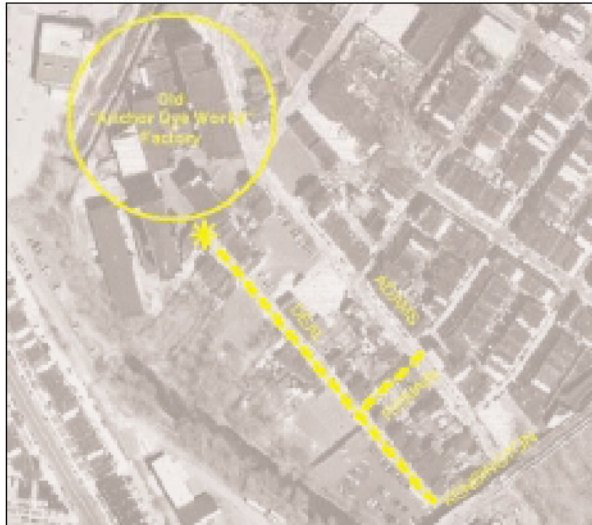
#### **Street Width**

As illustrated in the photos and map below, Deal Street (30 feet wide) and Romain Street (35 feet wide) do not meet today's city code for legal street width. Section 14-2104 (5) of the Philadelphia Code requires new streets to meet the following minimum widths (including sidewalks and cartway):

- a. 64 ft. for a primary residential street
- b. 54 ft. for a secondary residential street
- c. 50 ft. for a tertiary street
- d. 36 ft. for a marginal access street

While code allows for even narrower streets to be accepted onto the City Plan, code will not allow for streets that are less than 30 feet wide. Section 11-407 of the Philadelphia Code states that a street which does not conform to Sec. 14-2104 (5) may be accepted and placed on the City Plan if it was physically or legally opened or built:





*Aerial view of Deal Street and Romain Street*

- a. Prior to April 2, 1906, in which case it must be at least 40 ft. wide.
- b. Prior to April 8, 1890, in which case it must be at least 30 ft. wide.

Romain Street was built in 1890, and is 35 feet wide, so although it is a narrow street, legally it is eligible to be placed on the city plan. However, Deal Street is only 30 feet wide and the section just south of Romain was constructed after 1906.

Most importantly, the narrowness of Deal Street and Romain Street detracts from the residential area's full development potential. If these streets were introduced today, they would not be accepted onto the City Plan because of their narrow widths. These narrow streets were built before the adop-



*Entrance to Deal Street off Kensington Avenue*

tion of modern street standards and now pose a problem for large, modern-day vehicles. Therefore, in their current state, the streets are a blighting influence to the neighborhood. As is illustrated in photographs below, these streets do not provide room for loading, parking or pulling off to the shoulder. Also, there is no provision for a turnaround at the stub-end of these streets.

#### **Dead End Streets**

Dead end streets hamper traffic movement and are prohibited for new streets under section 14-2104(3) of the Philadelphia Code. In the study area, Deal Street, Cayuga, Bristol, Leiper and Worrell Street (between Kensington and Frankford Avenues) are all dead end streets.



*Dead end on Deal Street*

These street conditions reduce the service that can be provided to buildings in the area, making trash removal, emergency vehicle access, security and normal circulation impractical.

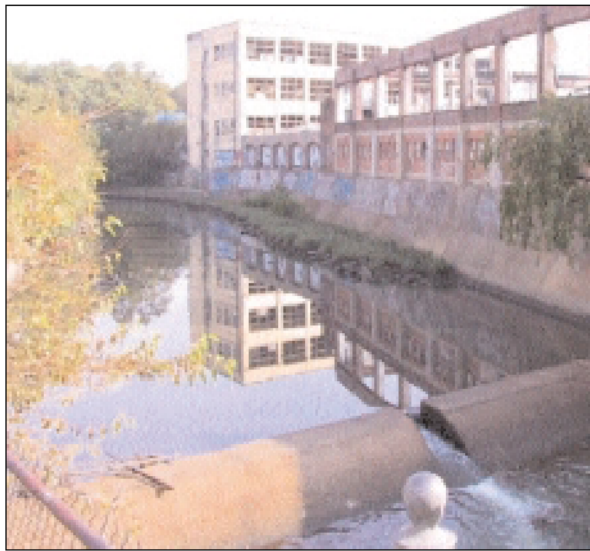
#### **4. ECONOMICALLY OR SOCIALLY UNDESIRABLE LAND USE**

Evidence of economically or socially undesirable land use is presented in the following categories:

- The presence 83 vacant properties (see map on page 9).
- Underutilization of land (outdoor storage)
- Incompatible or undesirable land use
- Low housing values
- Tax delinquency

### **Vacant Properties**

There are 83 vacant properties in the study area. These vacant properties are socially undesirable for a number of reasons: they downgrade the overall physical environment of the neighborhood, they reduce the area's vitality, and they increase the potential for vandalism, arson, and other crime. The increased threat of arson is a hazard and expense, which affects both vacant buildings and adjoining occupied structures in the neighborhood. Furthermore, many of the vacant buildings in this area are structurally deteriorated and therefore pose a danger to children, passers-by, and people who might be trespassing on the property.



*Vacant and dangerous buildings at Frankford and Torresdale Avenues*

Additionally, the abundant amount of vacant and/or underutilized land frequently mixes with, or exists adjacent to, residential homes. This type of inadequate planning only decreases property values, and discourages future investment, as illustrated by the continuing deterioration of homes and vacant structures.

In the study area, there is substantial evidence of economically and socially undesirable land use in this area. This criterion is primarily met within the study area by virtue of the 23 acres of vacant land, which exists within a 78 acre catchment.

Vacant land, resulting from previous demolitions, also appears throughout the residential portion of Deal Street. This land is currently being maintained as recreational space by adjoining resi-



*Auto related business between Frankford Creek and Juniata Park Homes*

dential neighbors. Some of these lots are being maintained informally through volunteer action but without proper ownership because the properties have been abandoned by the owner of record.

### **Obsolete Industrial Facilities**

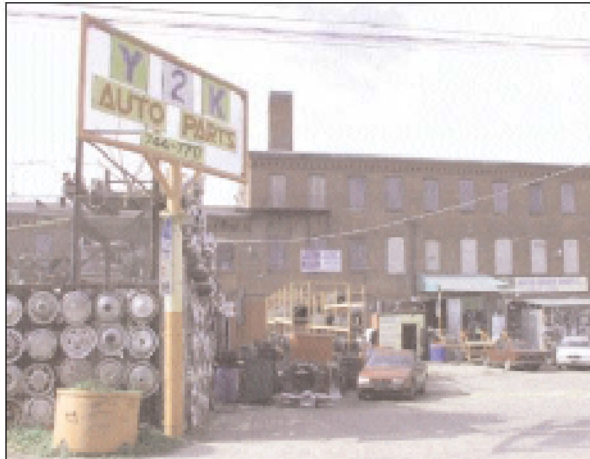
The current physical state of the area has been shaped by the creek's history. The development of the creek dates back to the industrialization of Philadelphia. During the time of the mid 1800's, several textile mills, dye factories, chemical works, machine shops, and iron foundries flanked the banks of the creek. As demand for labor grew, the area began to grow in population and attract immigrant workers from other countries.

Industrial manufacturing co-existed with residential development in a time when zoning and development controls did not exist. As a result, many



*Old "Anchor Dye Works" between Adams Avenue and Frankford Creek*





*Auto-related business on Adams Avenue*

houses, usually small, inexpensively built row houses, were built next to industrial factories.

However, these old manufacturing properties are no longer sought after in today's industrial marketplace. These industrial properties are obsolete by current standards, making them economically undesirable. Many of these properties have since been converted to auto related businesses, and the area experiences an excessive amount of auto sales, auto maintenance, auto repair (body work), as well as auto salvage and storage.

### **Incompatible Or Socially Undesirable Land Use**

By their operating nature, these auto-related businesses also create an unpleasant, unattractive atmosphere, which imposes upon the residential character of the neighborhoods.



*Pedestrian Path is blocked by automobile storage from adjacent sales lot*

On the edge of two residential areas, on the 4100 Block of Kensington Avenue, abutting the creek, car lots and auto repair facilities often obstruct pedestrian thoroughfares by parking cars right on top of the sidewalks. Instances such as this contribute to a poor 'quality of life' and represent socially undesirable land use.

Litter and trash, from some of these neighboring businesses, also infringe upon and blight the residential neighborhood at the back and sides of Cayuga and Potter Street. Another area where this takes place is between the creek's right of way and the backyard drives of homes between Bristol and Kensington Avenue.

Both neighborhoods are economically stigmatized by these particular types of uses. Because there is little diversity in the types of businesses that



*Trash from adjacent industrial user blights Juniata Park residences*

exist in this area, the agglomeration of these auto-related businesses leave little opportunity for other types of development including mixed use, residential, or commercial.

Additionally, the presence of these auto-related businesses discourages home ownership and detract away from the quality of life in these residential areas. Consequently, incompatible uses adjacent to residential areas deter residential investment and inhibit local economic stimulus. This is reflected in weak residential property values, according the U.S. Census.

One of the census tracts (tract 293) has values that are only half of the city median. Additionally, housing values are increasing at a rate that is significantly less than the citywide trend.



*Vacant and boarded up homes in Junia Park*

#### **Frankford (East of the Creek, CT 293)**

<u>Census 1990</u>	<u>Census 2000</u>	<u>% Change</u>
\$25,600	\$29,600	+15.63%

#### **Junia Park (West of the Creek, CT 190)**

<u>Census 1990</u>	<u>Census 2000</u>	<u>% Change</u>
\$46,600	\$54,100	+16.09%

#### **Philadelphia (Citywide)**

<u>Census 1990</u>	<u>Census 2000</u>	<u>% Change</u>
\$47,400	\$59,500	+23.34%

#### **Tax Delinquencies**

Vacant structures and lots are economically undesirable inasmuch as citywide experience has demonstrated that vacant properties have an increased likelihood of being long-term tax-delinquent. Residential property abandonment deprives the neighborhood, the city, and the region of revenue and purchasing power, which



*Vacant and boarded up homes in Frankford*

erodes the local economy and results in reduced sales tax revenue to government. Tax delinquency and relatively low housing values provide additional evidence of economically undesirable land use. When real estate tax is not paid, privately owned properties are benefiting from municipal services without contributing to the revenue base that pays for those services.

Within the blight certification study area, 44 properties (over 11%) have been found to be tax delinquent for two or more years. Therefore, it is apparent that the area currently provides a low economic return to the city.



*Tax delinquent properties within the study area*

#### **CONCLUSION**

The existing conditions in the area generally bounded by Frankford Avenue, Adams Avenue, Orthodox Street, Castor Avenue, and Hunting Park Avenue exhibit four of the criteria necessary to produce a finding of blight under the Pennsylvania Urban Redevelopment Law. Those criteria are:

1. Unsafe, unsanitary, inadequate or overcrowded conditions
2. Inadequate planning
3. Faulty Street and Lot layout
4. Economically or socially undesirable land use

The preceding analysis has demonstrated that these four criteria for establishing the presence of blight are present and the area is eligible for certification as blighted.

## RESOLUTION

**WHEREAS**, Pennsylvania Urban Redevelopment Law, Act of May 24, 1945 (P.L. 991) as amended, authorizes the Philadelphia City Planning Commission to certify as blighted specific areas which may then in whole or in part, be made the subject of redevelopment proposals formulated by the Redevelopment Authority in accordance with the said Act, and

**WHEREAS**, after substantial review and study, the City Planning Commission staff has presented a report concluding that the area generally bounded by Frankford Avenue, Adams Avenue, Orthodox Street, Castor Avenue, and Hunting Park Avenue as exhibiting characteristics of blight under terms of the said Act, and

**WHEREAS**, the Planning Commission concurs with the findings and conclusions set forth in the staff report,

**NOW THEREFORE**, on this 19th day of November 2002, the Philadelphia City Planning Commission hereby finds, based upon its staff report dated November 19, 2002, that the area generally bounded by Frankford Avenue, Adams Avenue, Orthodox Street, Castor Avenue, and Hunting Park Avenue exhibits the following characteristics of blight as established by Pennsylvania Urban Redevelopment Law:

1. Unsafe, Unsanitary, Inadequate or Overcrowded Conditions
2. Inadequate planning
3. Faulty street and lot layout
4. Economically or socially undesirable land use

and hereby certifies the above described area as blighted under the terms and provisions of the said Act.

---





**FRANKFORD CREEK VACANT PROPERTIES MAP**



## **FRANKFORD CREEK REDEVELOPMENT AREA PLAN**



**PHILADELPHIA CITY PLANNING COMMISSION**

*November 19, 2002*



**CITY OF PHILADELPHIA**

John F. Street, Mayor

**PHILADELPHIA CITY PLANNING COMMISSION**

Gary Hack, Chairman

Jeffrey S. Batoff, Vice Chair

Lynette M. Brown-Sow

James J. Cuorato

Janice Davis

Gloria Levin

Marcia Moore Makadon

Estelle Richman

Maxine Griffith, AICP, Executive Director

Richard L. Lombardo, Deputy Executive Director

**COMMUNITY PLANNING DIVISION**

Richard Redding, Acting Division Director

**REPORT BY**

Shari Cooper, Northeast Philadelphia Planner

**Maps and GIS analysis by**

Bryan Lightner

**PCPC INTERNS**

Gabrielle Grode

James Johnson-Piett



## FRANKFORD CREEK REDEVELOPMENT AREA PLAN

*for the area generally bounded by:*

**Frankford Avenue, Adams Avenue,  
Orthodox Street, Castor Avenue, and Hunting Park Avenue**

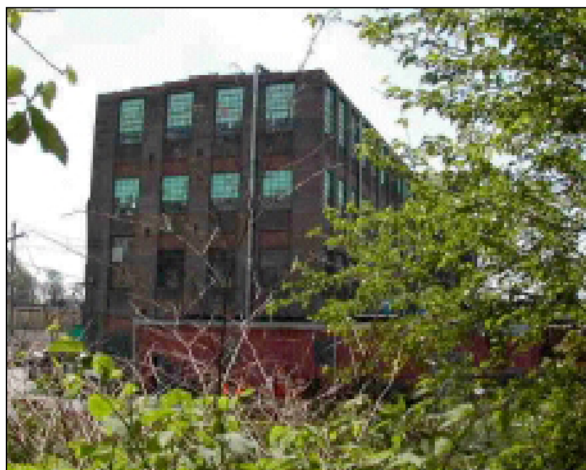
---

### INTRODUCTION

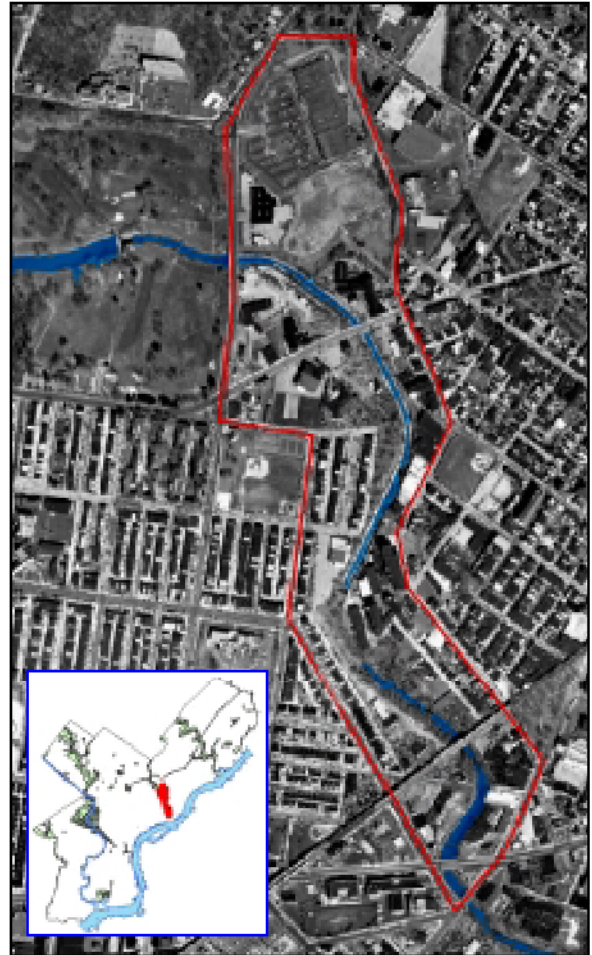
The Frankford Creek Redevelopment Area lies alongside the Frankford Creek and includes the neighborhoods of Frankford (population 31,572) and Juniata Park (population 35,461). The boundaries of the Redevelopment Area include Frankford Avenue, Adams Avenue, Orthodox Street, Castor Avenue, Cayuga Street, "O" Street, and Hunting Park Avenue.

Both Frankford and Juniata Park are geographically situated between I-95 and Roosevelt Boulevard. Each neighborhood shares a critical natural feature and amenity: the Frankford Creek. Although this creek physically separates the neighborhoods, it does not create a barrier between the revitalization efforts of the two communities. This may be because the Frankford Creek is a shared feature between the two neighborhoods, as each community has residential areas that abut to the creek. On both sides of the creek, homes are intermixed with older, industrial properties, which impose a blighting influence on their residential neighbors.

Additionally, these industrial users tend to use the majority of the land for outdoor storage or industrial activity. Other lots go largely unmanaged and experience a high amount of natural overgrowth.



*Industrial User adjacent to Frankford Creek and Frankford Residences*

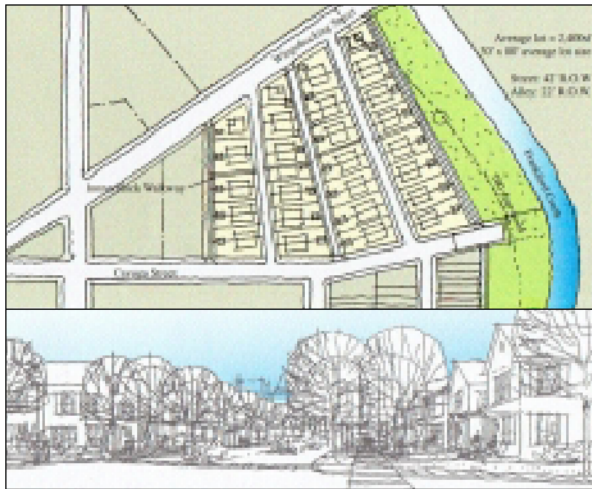


*Frankford Creek Study Area*

Unfortunately, these uses do not contribute to a desirable quality of life, nor do these uses maximize or appreciate the natural amenity the creek brings to bear. The return for the community could potentially be much larger than for what current conditions allow.

The impetus for this redevelopment plan follows a proposal submission for housing development along the Frankford Creek, by the Frankford CDC. This proposal involves creating approximately 54 town homes on a site bordered by Frankford Creek, Wingohocking Street, and Cayuga Street. This proposal responds to the community's desire

to reinstate the creek to its natural setting and develop it primarily into a recreational and residential showpiece for the area. The Frankford CDC wishes to create a rich and stimulating "place," appropriately planned and designed for the 21st century.



*Townhouses at Frankford Creek (Conceptual Rendering)*

In addition to facilitating this proposal, The Philadelphia City Planning Commission seeks to encourage redevelopment in a broader perspective around the creek. Specifically, PCPC hopes to work collaboratively with other agencies, non-profit groups, and elected officials to clean up the area and transform the edges of both neighborhoods. We believe this project can have a significant impact on the neighborhoods bordering the creek, as well as the Near Northeast area as a whole.

#### **THE NEIGHBORHOOD CONTEXT: FRANKFORD AND JUNIATA PARK**

Frankford is a neighborhood rich in history and strong in community. However, Frankford has experienced significant deterioration over the years in terms of its physical, economic, and social fabric.

In response to these problems, the Frankford CDC, alongside various other community groups, has been working to revitalize and redevelop the more dilapidated parts of the neighborhood, particularly the housing stock.



*Homes near the Frankford Creek*

The housing stock in Frankford, specifically within the study area, is fairly old, quite dense, and small in scale. Most of the homes in the study area were built in the late 1800s and early 20th century when inexpensive homes were built for workers of nearby factories. In fact, some of these homes hold historic value, reflecting the original development along the Frankford Creek.

Several of these older homes, and particularly the dilapidated wooden-frame structures, fell into disrepair over time and were demolished. As a result, many vacant lots and side yards are strewn throughout this residential section. Currently, many of these side yards are either overgrown lots or are being used for outdoor storage. Other lots are being maintained as open space.



*Vacant lots and deteriorating properties in Frankford*

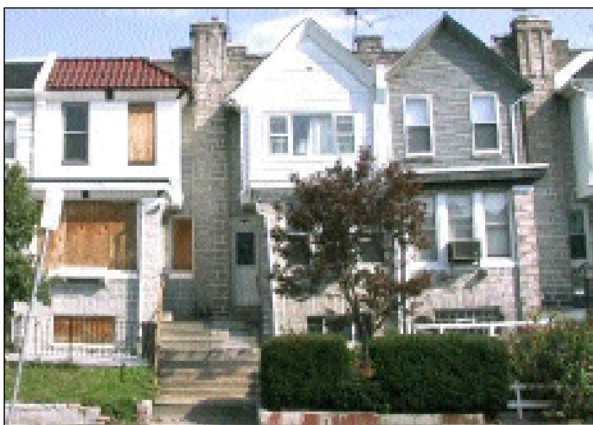


By today's housing standards, the homes that remain cannot compete in today's residential marketplace. The homes in this area are considered too small and "outdated". Additionally, today's higher-value residential neighborhoods are separated from industrial uses, unlike most of the properties in these communities where several auto-related businesses exist adjacent to small homes.

Indeed, for such a dense residential area, maximum utilization of open space figures as a necessity as well as critical amenity. The potential amenity of the creek, along with green landscaped spaces, offers a high return on investment for developers, as well as homebuyers. Currently, the land development potential is not being realized. This is reflected in the housing value chart below. Although the housing values have increased they still have not kept up with the citywide rate as a whole.

CENSUS HOUSING VALUES			
	1990	2000	% Change
FRANKFORD	\$25,600	\$29,600	+15.63%
JUNIATA PARK	\$46,600	\$54,100	+16.09%
PHILADELPHIA	\$47,400	\$59,500	+23.34%

Juniata Park, however, experiences marginally healthier housing values. Generally, the row-style homes in Juniata Park are in good condition. Most of the row homes here were built in the late 1950s and early 1960s. The residential blocks in this neighborhood were much more consciously planned and were designed to be more contiguous in residential space, in order to strengthen community connections. However, certain sections along "O" Street and Hunting Park Avenue are beginning to experience a number of vacant or boarded-up homes (see photo below).



*"O" Street in Juniata Park*



*Vacant commercial property in Juniata Park*

### **Vacant Properties**

Alongside the vacant residential properties in Frankford, there are a number of underutilized parcels, formerly used by large industrial factories alongside the Frankford Creek. Today, however, these buildings are obsolete in the modern industrial marketplace. As a result, many low-end auto-related uses (body work/repair, maintenance, and salvage) have moved in to these oversized large spaces. Consequently, many of these businesses reflect underutilization or are largely vacant.

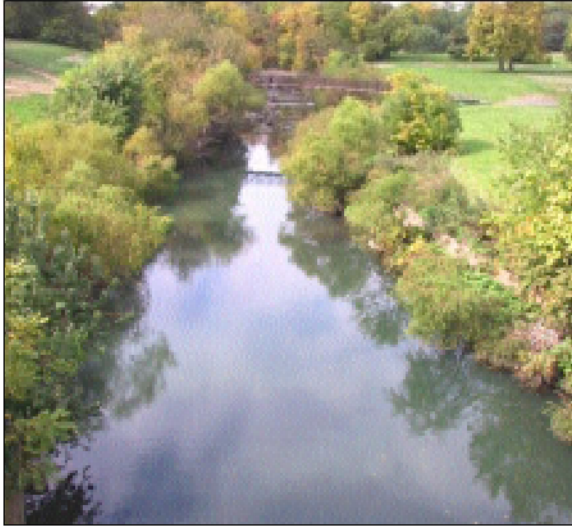
In Juniata Park, there are also other vacant commercial properties occurring at the intersection of Adams Avenue and Orthodox Street, where an ACME grocery store once existed. There is also concern that the adjacent K-Mart will soon be closed because of the recent bankruptcy of the parent corporation.

Further south on Castor Avenue in Juniata Park, there are several other vacant stores in the Juniata Park Shopping Center. This level of vacancy reflects the area's inability to perform in an economically desirable manner.

### **Recreation**

Across the street from the Juniata Park shopping center is the Juniata Golf Course. Along with the sizeable Piccoli Playground, this golf course is one of the most outstanding natural features in the neighborhood.

This local amenity is a beautifully landscaped golf course, occupying approximately 114 acres. The meandering stream of the Frankford Creek bisects the golf course, emphasizing its

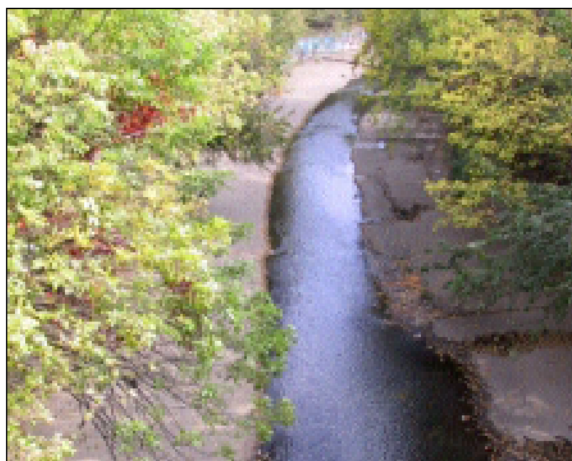


*Frankford Creek at the Juniata Park Golf Course*

undulating grounds and accentuating its pastoral views. Other playgrounds exist downstream from the golf course, which creates the possibility of having community open spaces linked by a contiguous greenbelt alongside the creek. Future extension of this greenbelt could also be planned to eventually connect to the North Delaware Riverfront, similar to the Pennypack Creek and Park.

### **THE FRANKFORD CREEK**

After the stream passes through the Juniata Golf Course, it abruptly crosses over to a more industrial section within the neighborhood. Current analysis reveals that the Frankford Creek suffers from industrial and waste contamination. Beginning at this point, the creek is in desperate need of environmental remediation. Moreover,



*Frankford Creek directly across from the Juniata Golf Course*

these conditions present an "unsafe, unsanitary, and inadequate conditions" problem for the city. Its physical hardships include hazardous environmental contaminants, illegal dumping, scattered debris, heavy overgrowth, and most importantly, lack of sustainable development opportunity, critical for the area's future economic growth.

After careful review, the United States Environmental Protection Agency designated Frankford Creek "biologically impaired." This designation reflects the negative environmental impacts resulting from the various industrial uses surrounding the creek. Despite these impediments, however, the Philadelphia Water Department asserts that the Frankford Creek is



*Frankford Creek*

primed for restoration.

In support of the restoration effort, various residents, community groups, environmental groups, city, state, and federal agencies are working collaboratively to begin the creek's revitalization. Surprisingly, the creek supports a significant amount of aquatic life, despite its poor water quality. Recently, the Philadelphia Water Department conducted stream assessments and identified numerous fish species that live in the creek.

Clearly, improving the land-water relationship and minimizing negative impacts on the aquatic ecosystem, will further benefit these aquatic species and enable other less pollution-tolerant species to thrive. Indeed, the creek restoration could be the first step in maximizing development potential.





*Conceptual greening of—and connections to Frankford Creek*

In addition to the Philadelphia City Planning Commission's collaboration with the Philadelphia Water Department, preliminary discussions have begun with the Fairmount Park Commission about future visions for the Frankford Creek area. At this time, proposed recreational development is conceptual and the Fairmount Park Commission is under no immediate obligation to finance and implement specific recommendations.

### REDEVELOPMENT OBJECTIVES

The general goal of this Redevelopment Area Plan is to provide a framework for present and future redevelopment proposals. Clear planning policies for land use, zoning and capital program investment will not only guide the orderly growth and development of the area, but will also serve as a road map for interested developers.

The plan sets out to achieve the following objectives:

tives:

- To encourage new residential construction, as well as the rehabilitation of vacant homes around the creek, and adaptive reuse of large, industrial, historic structures

- To recognize the area around the Frankford Creek as an important natural community asset, thereby creating a safe and well landscaped public right of way that is regionally connected to other greenbelt areas, local parks and open spaces

- To remediate the environmental contamination and pollution of the Frankford Creek

- To eliminate the blighting influence of undesirable land uses by encouraging the redevelopment of vacant or underutilized properties

- To replace substandard, or economically obsolete buildings, with open space, and

- To preserve the historic character of the creek and community.

### EXISTING CONDITIONS

The Philadelphia City Planning Commission certified the subject properties as blighted on November 19, 2002. Designation for redevelopment is warranted by the following criteria having been satisfied:

1. Unsafe, unsanitary, inadequate or overcrowded conditions
2. Inadequate planning
3. Faulty Street and Lot layout
4. Economically or socially undesirable land use

### Summary of Blight Study

The study area is comprised of 78 acres, 21% of which are vacant. Additionally, of the 395 properties in the study area, 11% of these are tax delinquent, which reflects economically undesirable land use. Several dead-end streets provide evidence of faulty street layout, along with other narrow, sub-standard streets. These conditions have a decidedly deteriorating effect on the neighborhood.

### EXISTING LAND USE

As shown on the right, the land around the creek reflects a mix between industrial and residential land use. Playgrounds and a golf course are also important features of the land use pattern bordering the study area. Connections between these open spaces or nearby playgrounds and golf course should be made.

#### The Juniata Park Side of the Study Area

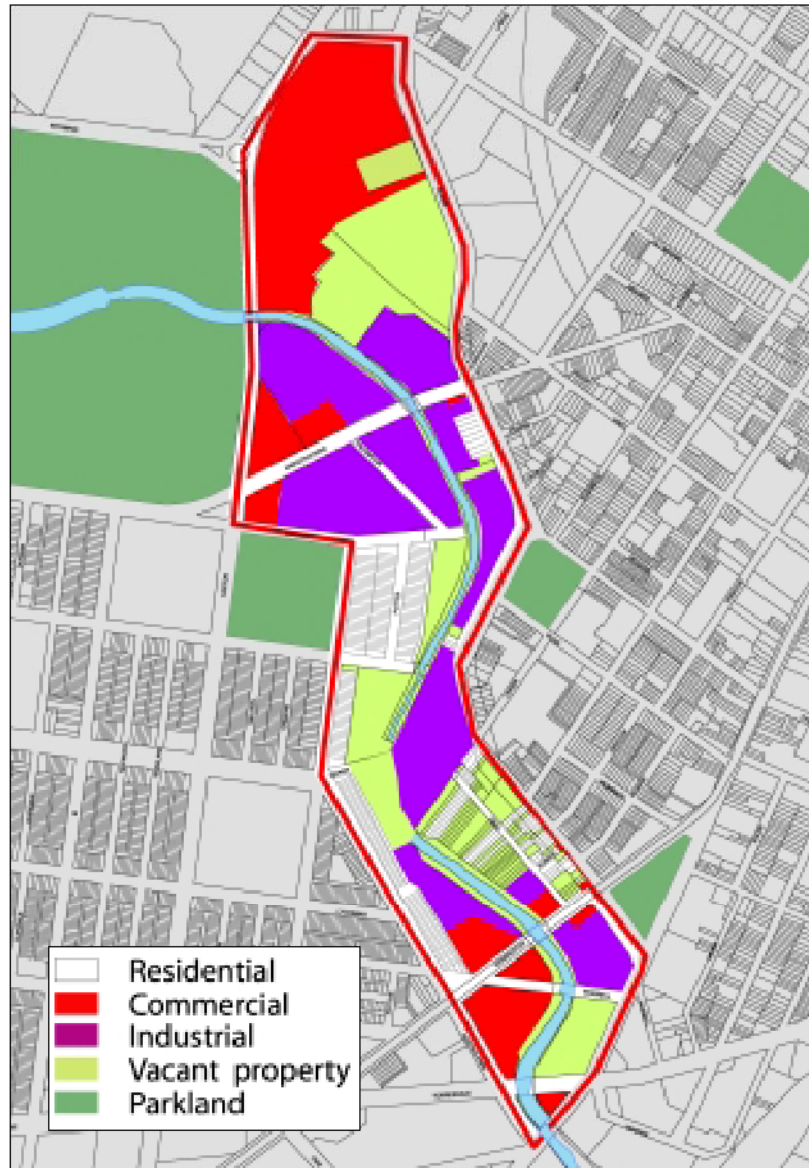
Just south of Orthodox Street, on Castor, there is a commercially zoned parcel that is home to a large vacant building (once a grocery store), next to a K-Mart. Additionally, there is another large vacant building, and two other vacant tenants, in the Juniata Shopping Center.

Between Castor Avenue, Wingohocking Street and Cayuga Street, there are several industrial uses such as a concrete-mixing plant, and auto salvage operation. All of these uses abut to the Frankford Creek. The auto related business is adjacent to Juniata Park residences.

Residential homes line the streets from Cayuga Street and "O" Street, to Hunting Park Avenue and Kensington Avenue. Here, industrial (auto-related) users exist in between the residential back yards and the Frankford Creek.

#### The Frankford Side of the Study Area

Along Kensington Avenue and Adams Avenue there are numerous auto sales lots. Off Kensington Avenue, on Deal Street, there are several small homes (few are occupied). There are also numerous vacant lots, resulting from prior residential demolitions in the area. The homes on the south side of Deal Street abut, and have access to, the Frankford Creek. However, Deal Street dead-ends at a very large, historic, and mostly vacant



*Existing Land Use*

industrial building.

On Adams Avenue, just north of Kensington Avenue, numerous auto-related businesses, interspersed with small houses, dominate the landscape. Most of these properties back up to the Frankford Creek.

Adams Avenue contains the majority number of auto-related businesses. However, just north of Horrocks Street to Orthodox, on Adams, there is a large tract of land that is undeveloped (approximately 9 acres).

## PROPOSED LAND USE

As shown on the right, the "Proposed Land Use" map has been prepared to lay the groundwork for appropriate treatment following removal of blight.

The Frankford Creek Redevelopment Area Plan envisions significantly more recreational uses and landscaping alongside the waterway. It is for the benefit of the entire community that the creek must occupy a green and fully landscaped public space that is functional, well planned, and well connected to other major features in the area. This concept resembles other high-value Philadelphia areas, such as the Wissahickon Creek and Pennypack Creek Parks.

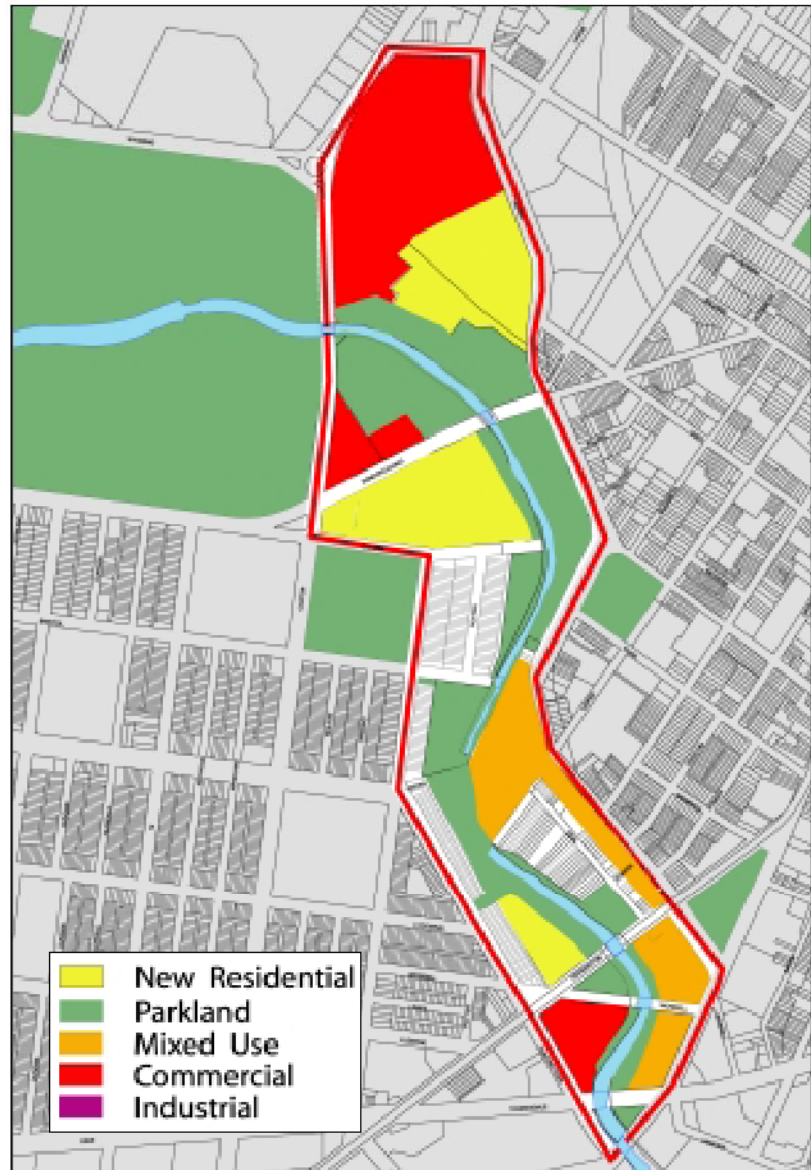
The Plan also encourages new housing construction, historic preservation, housing rehabilitation, and mixed-use development in certain areas.

Specifically, on the Juniata Park Side of the creek between Wingohocking Street, Castor Avenue, Cayuga Street and the Frankford Creek, The Philadelphia City Planning Commission anticipates that the Frankford CDC will acquire and develop approximately 54 townhouses, including a landscaped edge for public access alongside the Frankford Creek. This public access is a part of a larger, conceptual plan that calls for connected and comprehensive jogging and bike paths alongside the creek.

## EXISTING ZONING

### Context

In the late 19th century, Frankford experienced significant industrial development. During this time, Frankford was the one of the epicenters of industry in Philadelphia. Many of the factories



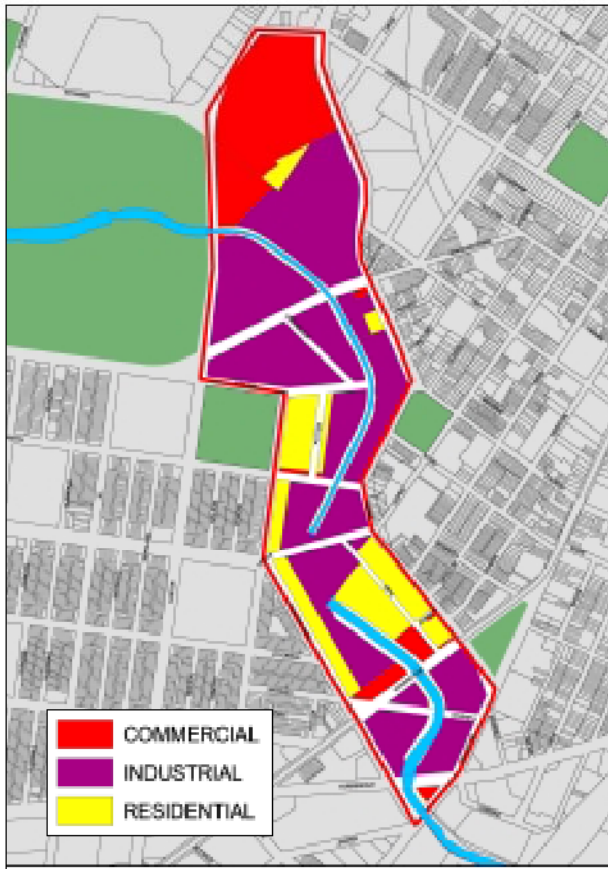
*Proposed Land Use*

desired to be located near the creek for purposes of waste disposal and for the power generation and cooling the water offered.

However, today the area hosts several auto-related businesses within the former manufacturing sites. Many of the large industrial buildings are not fully utilized and the creek is a hidden asset that lies dormant behind several of these large, mostly vacant, or underutilized properties.

Consequently, the existing zoning within the Frankford Creek Redevelopment area reflects a high concentration of G2 industrial zoning.





*Existing Zoning*

There are also areas of zoning for commercial on the edges of the study area. Residential zoning is minimal, but adjacent to the industrially zoned pieces of property.

There is no recreational zoning around the creek, as shown on the "Existing Zoning Map" above. The Philadelphia Planning Commission's proposal for new recreational open space reflects the city's appreciation for, and desire to work within, the existing framework of the natural environment. The Plan seeks to achieve safe and useable open space, while maximizing the benefit of view corridors or vistas onto, around, and from adjacent properties, buildings, and roadways.

#### **PROPOSED ZONING**

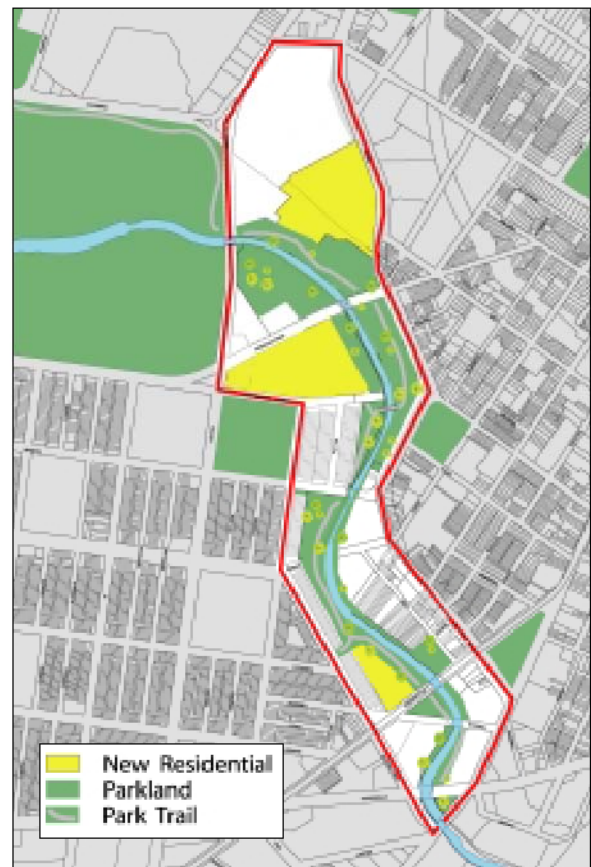
This area underwent a zoning remapping in 1982. Most of the zoning changes involved the changing of the R-9 and R-10 designations to R-9A and R-10A, reflecting the single-family nature of the community. Furthermore, some of the areas designated G-2 were changed to a L-4 Limited Industrial designation.

The site of "The Townhouses at Frankford Creek," bordered by Frankford Creek, Wingohocking Street, and Cayuga Street, is recommended for "residential" zoning. Future parkland along the creek is proposed for rezoning to "recreational." Specific rezoning strategies involving councilmanic ordinances or variances from the Zoning Board of Adjustment will await final development plans and/or land acquisitions to facilitate new housing or parkland.

#### **ILLUSTRATIVE SITE PLAN**

Comprised of approximately 78 acres, the Frankford Creek Redevelopment Area is a fairly large-scale redevelopment plan. Large-scale planning such as this often requires a comprehensive and carefully planned approach. Planning for such radical change also requires a long-term strategy.

The Illustrative Site Plan below is a conceptual plan, which proposes new housing at three different locations. Along the creek, the plan also proposes contiguous open spaces that could incor-



*Illustrative Site Plan*



porate a multi-use trail system. This new recreational area and trail system could contribute a new and attractive feature to the City of Philadelphia, similar to other continuous parks along the Pennypack and Wissahickon. The open spaces should be maintained with assistance from community based organizations and caretakers.

Implicit in the illustrative site plan is the general goal of housing rehabilitation and historic preservation. Frankford has a rich history in terms of housing, industry, and transportation. The community has recognized that early Native American settlements were located near the Frankford Creek. There are many existing homes and structures that hold the possibility for preservation, such as the residence at 1548 Adams Avenue (ca. 1800). Any new housing should be designed in a way that is respectful of the area's historic and residential characteristics.

#### **The Landscaping Plan**

With regard to this conceptual plan, a more detailed landscape strategy will need to be created. This plan should provide for a variety of open spaces, greenways, bike and jogging trails, waterways, small meadows-such as play areas, communal gardens, and courtyards. General open spaces should have linkages with ancillary open spaces contained in specific developments.

It is also critical to work within the floodplain and grain of the landscape, including topographical, hydrological, and ecological considerations. Therefore, the landscape plan should enrich the existing urban form by working with the topography to achieve sustainable movement systems, footpaths, public transit connections and corridors.

#### **Site Improvements**

Although not specifically shown on the Illustrative Site Plan, site improvements are recommended to support the revitalization projects proposed in this plan. This will involve improvements to the streetscape, including new sidewalks, street trees, landscaping, and lighting. Care should be taken to ensure that these site improvements are in keeping with the architectural and historic character of the area. Finally, site planning should be a collaborative effort and with community leaders, developers, elected officials, and

other city, state, and federal agencies.

#### **PROPOSED STREET CHANGES**

It is anticipated that some changes will be made to existing streets. Final plans will be prepared in conjunction with specific development plans.

#### **RELOCATION**

No residential relocation is anticipated at this time. In the event relocations are necessary, all relocation will be accomplished in accordance with the terms and conditions of the federal Uniform Relocation Act.

#### **ESTIMATED COSTS OF REDEVELOPMENT**

The total cost of the Townhouses at Frankford Creek is estimated at \$10,190,000. Additional costs will be determined at a later time in consultation with the City's Redevelopment Authority.

#### **PROPOSED STANDARDS AND CONTROLS**

The Philadelphia Zoning Code establishes standards and controls for uses, density, land coverage, building area, parking and off-street loading. All impacts of redevelopment on the surrounding residential community will be minimized through development controls regulating site design, building materials and landscaping. These controls will be established by the Redevelopment Authority, and reviewed and approved by the City Planning Commission.

The Pennsylvania Urban Redevelopment Law of 1945, as amended, and the United States Housing Act of 1949, as amended, regulate Redevelopment and Urban Renewal in the City of Philadelphia.

Redevelopment in the Frankford Creek Redevelopment Area will be in conformity with the provisions of this Redevelopment Area Plan and with the requirements of any Urban Renewal Plan prepared by the Redevelopment Authority of the City of Philadelphia for this area, and will comply with the Code of General Ordinances of the City of Philadelphia. All plans and proposals prepared by the Redevelopment Authority will be subject to the recommendations of the City Planning Commission and the approval of the Council of the City of Philadelphia.

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

11/30/2012

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Philadelphia

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

23-6003047

\* c. Organizational DUNS:

6013163210000

d. Address:

\* Street1:

1515 Arch Street

Street2:

13th Floor

\* City:

Philadelphia

County/Parish:

Philadlephia

\* State:

PA: Pennsylvania

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

19102-1587

e. Organizational Unit:

Department Name:

Phila City Planning Commission

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Ian

Middle Name:

\* Last Name:

Litwin

Suffix:

Title:

Community Planner

Organizational Affiliation:

\* Telephone Number:

215-683-4609

Fax Number:

215-683-4630

\* Email:

Ian.Litwin@phila.gov

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.814

CFDA Title:

Brownfields Training, Research, and Technical Assistance Grants and Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-12-06

\* Title:

Brownfields Area-Wide Planning Grant

### 13. Competition Identification Number:

NONE

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

BF AWP Map.pdf

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Improving the Confluence: Planning for Brownfields in the Lower Frankford Creek Watershed

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant PA-002

b. Program/Project PA-001

Attach an additional list of Program/Project Congressional Districts if needed.

Congressional Districts.pdf

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date: 05/01/2013

\* b. End Date: 05/01/2015

**18. Estimated Funding (\$):**

* a. Federal	200,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	200,000.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix: Miss \* First Name: Farah

Middle Name: D.

\* Last Name: Blackwell

Suffix:

\* Title: Administrative Specialist II

\* Telephone Number: 215-683-4627

Fax Number: 215-683-4630

\* Email: farah.blackwell@phila.gov

\* Signature of Authorized Representative: Farah Blackwell

\* Date Signed: 11/30/2012

# BUDGET INFORMATION - Non-Construction Programs

OMB Number: 4040-0006  
Expiration Date: 06/30/2014

## SECTION A - BUDGET SUMMARY

Grant Program Function or Activity  (a)	Catalog of Federal Domestic Assistance Number  (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. Brownfields Training, Research, and Technical Assistance Grants	66.814	\$	\$	\$ 200,000.00	\$	\$ 200,000.00
2.						
3.						
4.						
5. Totals		\$	\$	\$ 200,000.00	\$	\$ 200,000.00

### SECTION B - BUDGET CATEGORIES

6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY				Total (5)
	(1)	(2)	(3)	(4)	
	Brownfields Training, Research, and Technical Assistance Grants				
<b>a. Personnel</b>	\$ 35,000.00	\$	\$	\$	\$ 35,000.00
<b>b. Fringe Benefits</b>	11,550.00				11,550.00
<b>c. Travel</b>	400.00				400.00
<b>d. Equipment</b>	0.00				
<b>e. Supplies</b>	12,050.00				12,050.00
<b>f. Contractual</b>	130,000.00				130,000.00
<b>g. Construction</b>	0.00				
<b>h. Other</b>	11,000.00				11,000.00
<b>i. Total Direct Charges (sum of 6a-6h)</b>	200,000.00				\$ 200,000.00
<b>j. Indirect Charges</b>	0.00				\$
<b>k. TOTALS (sum of 6i and 6j)</b>	\$ 200,000.00	\$	\$	\$	\$ 200,000.00
<b>7. Program Income</b>	\$ 0.00	\$	\$	\$	\$

Authorized for Local Reproduction

Standard Form 424A (Rev. 7- 97)  
Prescribed by OMB (Circular A -102) Page 1A



SECTION C - NON-FEDERAL RESOURCES				
(a) Grant Program	(b) Applicant	(c) State	(d) Other Sources	(e)TOTALS
8. <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>
9. <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
10. <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
11. <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
12. TOTAL (sum of lines 8-11)	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>

SECTION D - FORECASTED CASH NEEDS					
	Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13. Federal	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>
14. Non-Federal	\$ <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
15. TOTAL (sum of lines 13 and 14)	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT				
(a) Grant Program	FUTURE FUNDING PERIODS (YEARS)			
	(b)First	(c) Second	(d) Third	(e) Fourth
16. <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>
17. <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
18. <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
19. <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
20. TOTAL (sum of lines 16 - 19)	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>

SECTION F - OTHER BUDGET INFORMATION	
21. Direct Charges: <input type="text"/>	22. Indirect Charges: <input type="text"/>
23. Remarks: <input type="text"/>	

Authorized for Local Reproduction

Standard Form 424A (Rev. 7- 97)  
Prescribed by OMB (Circular A -102) Page 2